



[CONSULTATION STATEMENT]

This statement is the 'Consultation Statement' for the SPD as required by the Town and Country Planning (Local Planning) (England) Regulations 2012. Following the consultation period, as the SPD progresses towards adoption, this statement has been expanded to recognise involvement by outside bodies and public participation during the consultation periods.

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1 INTRODUCTION

- 1.1 This document sets out the consultation that was carried out for the Stowmarket North and North-West allocation - development brief for Chilton Leys, Supplementary Planning Document (SPD), the representations received and the council's response to those representations.

Background

- 1.2 The Stowmarket Area Action Plan (AAP) (adopted February 2013) allocated three Greenfield sites for residential development. The Stowmarket AAP prescribed a 'Development Brief' process which defines how further detail will be secured to ensure the aspirations and visions of the Stowmarket AAP and the Stowmarket Masterplan are delivered. Since the adoption of the Stowmarket AAP developers have begun to consider preparing applications for planning permission including development at Chilton Leys.
- 1.3 Chilton Leys is the largest Stowmarket AAP allocation providing in the region of 1,000 dwellings. The Stowmarket AAP sets out clear policies by which the allocations will be developed to ensure the protection of the gaps between the town and surrounding villages including views in and out, as well as transport links, landscape considerations and specific site issues. Stowmarket AAP Policy 6.6 and paragraphs 4.4 – 4.8 explicitly set out what the Development Brief should seek to accomplish.
- 1.4 There are a number of undetermined factors on the Chilton Leys site that may occur during the 15 year plan period including the possible relocation of Stowmarket High School and Mid Suffolk Leisure Centre as well as the decision on land at Chilton Fields in Mid Suffolk's ownership. It was agreed therefore, with involvement from the Homes and Communities Agency's Advisory Team for Large Applications (ATLAS), that the Development Brief would take the form of a 'spatial masterplan' which can be reviewed as and when these factors become more certain.
- 1.5 The primary focus of the Development Brief was to look at; streets, squares and open space connections, massing and scale of buildings, relationships between buildings and public spaces, network of movement patterns, infrastructure provision and integration with its surroundings, as opposed to detailed design types and features of buildings. Specific design and materials detail will be produced during the pre-application discussions and if necessary a design code can be requested.
- 1.6 The Development Brief will serve as a useful baseline to conduct negotiations with developers on future applications on the allocated site. The Development Brief will inform future planning applications and is a result of meaningful engagement between the community, officers and the developers.

2 PROCESS

Council's approach

- 2.1 The SPD is produced in accordance with the Town and Country Planning (Local Planning) (England) Regulations 2012. The relevant regulations relating to the consultation process are explained below:

Regulation 12

- 2.2 Regulation 12(a) requires the Council to produce a consultation statement before adoption of the SPD, this must set out who was consulted, a summary of the issues raised, and how these issues were incorporated in to the SPD. Regulation 12 (b) requires the statement to be made available during the consultation period.
- 2.3 Regulation 12(b) also requires the Council to publish the documents for a minimum 4 week consultation, specify the date when responses should be received, and identify the address to which responses should be sent.
- 2.4 This statement is the 'Consultation Statement' for the SPD as required by regulation 12(a). The document also sets out information about the consultation as required by regulation 12(b). Following the consultation period, as the SPD progresses towards adoption, the 'Consultation Statement' will be expanded to recognise involvement by outside bodies and public participation during this consultation period.

Regulations 13

- 2.5 Regulation 13 stipulates that any person may make representations about the SPD and that the representations must be made by the end of the consultation date referred to in regulation 12. This consultation statement sets out this requirement.

Regulation 35

- 2.6 Regulation 12 states that when seeking representations on an SPD, documents must be made available in accordance with regulation 35. This requires the Council to make documents available by taking the following steps:
- Make the document available at the principal office and other places within the area that the Council considers appropriate;
 - Publish the document on the Council's website.

The Statement of Community Involvement (SCI)

- 2.7 The SCI was adopted in 2006 and was based on the regulations which were enacted at that time. The SCI therefore requires the Council to insert a press notice in to a local newspaper.

3 CONSULTATION

- 3.1 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 the Development Brief.
- 3.2 The responses received following this initial public consultation exercise were carefully considered during the production of this Development Brief to ensure they are reflected in the overall vision and development objectives for Chilton Leys.

ISSUES

- 3.3 Issues that came out of November 2012 consultation included:

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.

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.

4 DEVELOPMENT BRIEF

- 4.1 A draft Development Brief was prepared by Taylor Wimpey Ltd and provided to the Council in early 2013. It was at this point that it was decided to form a Place Shaping Group consisting of elected Members and parish and town councillors. The primary purpose of the group was to act as a conduit for community and Member input to the development of Chilton Leys, ensuring the emerging proposals reflect local views and that local needs are met. The group remain relatively informal and focuses on specific issues and has had considerable influence to date. So far there have been six place shaping meetings and the group commented on the draft Development Brief as well informing the first phase application for planning permission and give further guidance on local issues to the assigned Development Management officer. It is expected that the group will continue to meet throughout the planning application process and has led the way as a format for other allocations in Stowmarket.
- 4.2 The development brief underwent a statutory public consultation period of six weeks 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 and statutory consultees were consulted. Mid Suffolk elected Members were particularly keen on giving as much time as possible to enable meaningful involvement which is why the period of consultation was six week rather than then minimum of four as set out in the above regulations.

Statutory consultees contacted

- English Heritage
- Health and Safety Executive
- Homes & Communities Agency (HCA)
- Natural England
- Sport England (East)
- Suffolk Constabulary
- Mobile Operators Association
- National Grid
- UK Power Networks
- Environment Agency
- Essex & Suffolk Water
- Anglian Water
- Highways Agency
- Suffolk Constabulary
- Stowmarket Town Forum

- RSPB
- Ipswich & East Suffolk Clinical Commissioning Group
- Stowmarket AAP Town and Parish Councils
- Stowmarket AAP District and County Councillors

Non-statutory Consultees

- Suffolk Preservation Society
- Stowmarket High School
- Stowmarket Rugby Club
- The Kingsfield Centre
- StowHealth
- Suffolk Wildlife Trust
- The Stowmarket Society
- Local Planning Agents, House builders and Developers to the Stowmarket AAP area.
- Hopkins Homes Ltd
- Barker Story Matthews
- Laurence Homes
- Stowmarket Multi-modal Distribution Park Ltd
- Artisan Planning & Property Services Ltd.
- J & J Design
- Pegasus Planning Group
- Age Concern Suffolk
- Suffolk County Football Association
- Stowmarket Football Club
- Suffolk Football Association
- Suffolk Cricket Board
- Rugby Football Union
- Optua Access Group
- Climate Consulting
- Local residents

Consultation responses to the Development Brief SPD

- 4.3 Responses to the public consultation were received from 17 stakeholders and members of the public:

- J. Woolnough (Onehouse Resident)
- Dr Jess Tipper (SCC Archaeology)
- A.Coussins (also signed by M. Coussins, A. Coussins, O. Coussins, S & C. Weston, Mr & Mrs Fade). (Chilton Hall Residents)
- M. Norman (Highways Agency)
- Michelle Marshall (Deputy Town Clerk -Stowmarket Town Council)
- Fiona Cairns (Suffolk Preservation Society)
- P D & M E Barren (Residents)
- Sue Bull (Anglian Water)
- Phillip Raiswell (Sport England)
- Cllr John Matthissen (Onehouse Ward Mid Suffolk District Council)
- Peggy Fuller (Clerk - Onehouse Parish Council)
- Zoe Buddle (Natural England)
- K. G. Barker (Resident)
- Graham Steel (Environment Agency)
- John Dadge (Barker Storey Matthews - On behalf of Mr P Morgan)
- David Walton (Suffolk Climate Change Partnership)
- James Cutting (Suffolk County Council)

4.4 A summary of the responses and how the issues raised have been addressed in the SPD are set out in the Schedule of Representations and Recommendations.

4.5 The key issues raised from the public consultation were:

- A review of landscaping, tree planting and open space provision to maintain the gap between Onehouse and Chilton Leys;
- Clarification of open spaces
- Concern regarding density and storey heights;
- Phasing and uses of land;
- Improve cross-referencing throughout the document;
- Provide what the development will look like including design styles – reference phase 1 plans;
- Sport provision and effective use of sporting facilities;
- Sustainable construction techniques and energy efficiency;
- Concerns over location of community facilities including the school;

- transport concerns – Chilton Way will not be able to cope and sufficient car parking
- Ensure the housing mix right including social care issues (lifetime homes);
- Delivery of Infrastructure and the need for reviewing infrastructure provision;
- ecological mitigation including wildlife corridors;
- Public rights of way corrections and clarification;
- concern regarding light pollution vs wildlife corridors; and
- Specific application considerations that will be undertaken as part of the phased detailed planning applications including phase 1.

Where suggestions were in line with local and national policy, they have been included in the document. In some instances it is not possible to fully address the issues raised as this would result in the document not according with the requirements of legislation or government planning policy.

- 4.6 In addition to the changes as listed in the amendments list, the document was changed after the public consultation to remove references to the consultation period and the section on the status of the document was changed to reflect the document was adopted on 16 December 2013 by Mid Suffolk District Council.

5 DEVELOPMENT BRIEF TIMETABLE

Chilton Leys Master Planning process: Key Milestones	When
Report process and proposed status for the Chilton Leys Master Planning Process to MSDC Environment Policy Panel	18 September 2012
Community Engagement Exhibition Chilton Leys Master Planning process and Phase 1 – Stowmarket Rugby Club	21 November 2012
Public Exhibition display in Leisure Centre and Stowmarket Library	November / December 2012
Feedback & analysis of consultation comments	January 2013
Production of draft Chilton Leys Development Brief	March 2013
Place Shaping meeting 1 – introduction to place shaping and setting terms of reference of the group	04 April 2013
Place Shaping meeting 2 – Discussion on recent examples of development and positioning of the Local Centre	09 May 2013
Place Shaping meeting 3 - Housing = tenure, design, scale/Heritage (paupers graves & Shepherds Farmhouse)/Chilton Farm	11 June 2013
Place Shaping meeting 4 - Movement, connectivity and Access, Landscape and Green infrastructure	23 July 2013
Revised draft Development brief	June 2013
Place shaping meeting 5 - Phase 1 dedicated meeting	30 July 2013
Place Shaping group to informed draft development brief	7 August 2013
Executive Committee to suggest amendments and endorsement Development Brief to proceed to consultation	09 September 2013
6 week statutory consultation on draft Development Brief	16 October 2013 - 25 November 2013
Development Brief amended to include responses	November 2013
Place Shaping meeting 6 – Development Brief and Phase 1 application discussion	26 November 2013
Final Development Brief produced	December 2013
Executive Committee adopt Development Brief approval	16 December 2013
High court challenge period – up to 3 months after adoption.	March 2014

1 APPENDIX 1 - SUMMER/AUTUMN 2013

Statutory Notice

- 1.1 Stowmarket Mercury 16th September 2013 – Statutory Notice. The Stowmarket Mercury is delivered to every household in Stowmarket, Combs, Great Finborough, Harleston, Haughley, Onehouse, Old Newton and Stowupland.

Public Notices

MID SUFFOLK DISTRICT COUNCIL
The Town and Country Planning (Local Planning) (England)
Regulations 2012
NOTICE OF PUBLICATION OF DRAFT CHILTON LEYS
DEVELOPMENT BRIEF
SUPPLEMENTARY PLANNING DOCUMENT (SPD)

In accordance with Regulation 12 of The Town and Country Planning (Local Planning) (England) Regulations 2012, the following details form part of the arrangements relating to consultation on the Chilton Leys, Stowmarket, Development Brief Supplementary Planning Document (SPD):

Title of Document: Draft Chilton Leys Development Brief Supplementary Planning Document.

Subject Matter: The Stowmarket Area Action Plan (AAP) (adopted February 2013), which forms part of the Mid Suffolk new style Local Plan, allocated a green field site known as Chilton Leys for residential development. Since the adoption of the Stowmarket AAP, developers have begun to consider preparing applications for planning permission and Taylor Wimpey Ltd has been eager to progress with development at Chilton Leys. The Stowmarket AAP requires a 'Development Brief' to be produced before an application for planning permission is submitted which will serve as a useful baseline to conduct negotiations with developers.

Area Covered by Document: The Draft Chilton Leys Development Brief SPD relates to the Stowmarket North and North-West allocation known as Chilton Leys within the Stowmarket Area Action Plan Area.

Consultation Period: Representations in support of or in objection to the SPD are invited during the statutory consultation period which runs from **Monday 16th September 2013 until 4:00pm on Friday 25th October 2013.**

Address to which responses must be sent: Representations should be sent by electronic means wherever possible using the dedicated e-mail address: chiltonleys@mid Suffolk.gov.uk Comments can also be made by post to the Spatial Planning Policy Section (Place Directorate), Mid Suffolk District Council, Council Offices, 131 High Street, Needham Market, IPSWICH IP6 8DL. Responses cannot be treated as confidential. (If you have any queries please telephone 01449 724843).

Requests to be notified of adoption: In making a response to the SPD, a request may also be made to be notified at a specified address when the SPD has been adopted.

Places and times documents can be inspected: Copies of the draft Chilton Leys Development Brief SPD are available for public inspection, free of charge, on the Mid Suffolk District Council web site via www.midsuffolk.gov.uk or at the following locations:
 District Council Offices, 131 High Street, Needham Market, IPSWICH, IP6 8DL between the hours of 9.30am to 4.30pm from Monday to Friday.
 Stowmarket Library, Milton Road, Stowmarket, IP14 1EX, Monday - Closed, Tuesday, Wednesday, Thursday, 9.30am-6.00pm, Friday 9.00am-7.30pm, Saturday 9.30am-5.00pm, Sunday 10.00am-4.00pm.
 These documents may be downloaded from the above website free of charge.

MID SUFFOLK DISTRICT COUNCIL MEDIA RELEASE

CHILTON FIELDS TO REMAIN AS OPEN SPACE AND PLAYING FIELDS

For immediate release: 17 September 2013

Following a consultation exercise carried out last November by Mid Suffolk District Council where local people were asked to help influence future development at Chilton Leys Stowmarket, it has been agreed to withdraw Chilton Fields from potential development and to retain it as public open space.

The 11 ha piece of land, part of the larger Chilton Leys site which includes the Stowmarket Rugby Club, was originally identified as suitable for housing.

More than 500 people took part in the four week consultation exercise and since that time all the feedback has been painstakingly examined before reaching a decision on Chilton Fields.

“Mid Suffolk has listened carefully to the concerns of the public, who made it clear they wanted to retain the playing fields”, says John Whitehead, the Council’s portfolio holder for planning.

“After consideration of a local petition and concerns raised at a public exhibition in November 2012, Mid Suffolk’s Executive Committee met on Monday 9 September and agreed the land will not be released for residential development.

“The public open space and playing fields which Chilton Fields provides is a great community asset and will act as a buffer between the existing Chilton Hall development and the proposed development at Chilton Leys.”

A Development Brief relating to the remainder of the Chilton Leys site is now out for public consultation. It shows how the land to the north west of Stowmarket can accommodate an 800 home estate with a new primary school, community centre and land for employment.

Newspaper Articles

- 1.2 Stowmarket Mercury - September 16th October 2013

Joy as playing fields' future safeguarded

Council confirms under-threat site will not be built on

By Matt Hunter
matt.hunter@archant.co.uk

OWNERS of playing fields in Stowmarket have promised the site will be protected against a major new development.

Mid Suffolk District Council has confirmed that Chilton Fields will not be built on for the foreseeable future.

The site had been under threat as part of the Chilton Leys development, which could see about 800 homes, a school and employment areas built to the north west of the town.

A petition, signed by more than 660 people, had called for the fields to be saved.

Town and district councillor Gary Green said it was "brilliant news".

He said: "I am pleased that the

people have been listened to, especially as Stowmarket is lacking in sports facilities.

"People will be ecstatic to see this, I'm glad they put the petition together."

The playing fields, which amount to more than 27 acres of land, are also used by Stowmarket Rugby Club.

More than 500 people took part in a four-week public consultation over the plans last November.

Planning portfolio holder, councillor John Whitehead, said:

"Mid Suffolk has listened carefully to the concerns of the public, who made it clear they wanted to retain the playing fields.

"After consideration of a local petition and concerns raised at a public exhibition in November, Mid Suffolk's executive committee

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Fields would act as buffer zone for development

Continued from page 1

met and agreed the land will not be released for residential development."

He added that the playing fields were a "great community asset" and would act as a buffer between the existing Chilton Hall development and Chilton Leys.

A council spokeswoman said: "This measure is not a temporary reprieve. The Chilton Fields site

has now been excluded from the development plan.

"As with any piece of land, if the council were to decide at some future date the site should be brought back into development, it would have to go through a formal decision making process including public consultation to achieve that."

Proposals for the Chilton Leys development are now out for further public consultation.

1.3 Bury Free Press September 20th 2013

Bury Free Press

Stowmarket edition

CUTE KIDS 2013

6-11 MONTHS SPECIAL FEATURE INSIDE!
TURN TO PAGE 10 TO VOTE FOR THE CUTEST KID 2013



Over 1,000 women
Big walk for Girls Night Out

Pages 16-19

Campaigners claim victory as plans are shelved

Council pulls the plug on fields development

BY ADAM BOWLETT
editor@buryfreepress.co.uk
Twitter @tbowlett

Plans to build houses on Chilton Fields in Stowmarket have been scrapped after a public consultation.

The 11 hectare piece of land, which includes Stowmarket Rugby Club, had been earmarked for potential housing as part of the larger Chilton Leys site. More than 500 people took part in a four-week consultation and a petition

was set up to shelve the plans. This week, Mid Suffolk District Council (MSDC) announced it has been agreed to withdraw Chilton Fields as part of the development.

Stowmarket county councillor Gary Green said

he was delighted with the decision.

"It's outstanding," he said "It is just great that common sense has prevailed and that the public has been listened to."

John Whitehead, MSDC's portfolio holder for planning

said: "Mid Suffolk has listened carefully to the concerns of the public, who made it clear they wanted to retain the playing fields."

"The public open space and playing fields which Chilton Fields provides is a great community asset and

will act as a buffer between the existing Chilton Hall development and the proposed development at Chilton Leys."

A development brief relating to the remainder of the Chilton Leys site is now out for public consultation.

Education

Minister's praise for top-performing school

Wetheringsett Primary School has been rated in the top 105 primary schools in the country for Key Stage 1 attainment.

Minister of State for Schools David Laws MP wrote a letter to headteacher Vicky Doherty congratulating her on the school's success.

Wetheringsett was top of its table when compared against other schools with a similar intake and received high praise because 20 per cent more pupils achieved a level four or above than in similar schools.

Vicky said: "I was delighted when I received the letter."



TOP OF THE CLASS: Staff and pupils at Wetheringsett Primary School celebrate their success

1.4 East Anglian Daily Times. 23rd August 2013

Playing fields will not be part of homes development – councillor

Matt Hunter

matt.hunter@archant.co.uk

Campaigners were last night celebrating after it was revealed playing fields which could have been bulldozed to make way for new homes had been given a reprieve.

Mid Suffolk District Council, which owns Chilton Fields in Stowmarket, has decided not to build on them in the near future, as part of a major development of homes and employment areas, according to councillor John Matthissen.

An online petition had been setup and has so far received more than 650 signatures against the proposals which could see up to 1,000 homes built.

Mr Matthissen is councillor for Onehouse, which lies next to Stowmarket and is included in parts of the proposals.

He said: "At the moment the decision is (the playing fields) are not included in the draft development design.

"Which means the playing fields would not be built on in the next one to two years. I think it's the right decision not to build on the playing fields.

"The question has been for quite a while: how do we make the development the best contribution to the expansion of the town that we can get?"

"I know some people in Onehouse do not want it to happen but it's not a realistic position and I have sought to persuade them."

He said the building of the first 200 homes, as part of the development called Chilton Leys, could begin early next year.

The playing fields are not included in an important planning document



■ Mid Suffolk district councillor John Matthissen

which Mid Suffolk will vote on next month, he added. Sarah Kisby, 40, who started up the petition, uses the fields with her two young children.

She said: "I do not know if this is down to the petition but I think it has helped.

"It's great that this has happened – it was obviously our ultimate goal to ensure the fields are not built on.

"There are very few green areas in the town so there's no point in building on them. The fields are used by dog-walkers and children – it's wonderful news." But Mrs Kisby said

she would continue to raise the issue with the council as the 15-year development project ran on.

Mid Suffolk has said that if the playing fields were developed, they would have to be replaced in the town.

A spokesman for Mid Suffolk said: "We are aware of the petition to Save Chilton Playing Fields.

"The executive committee are currently considering the plans for development at Chilton Leys, including on Chilton Fields, and are due to make a decision on September 9."

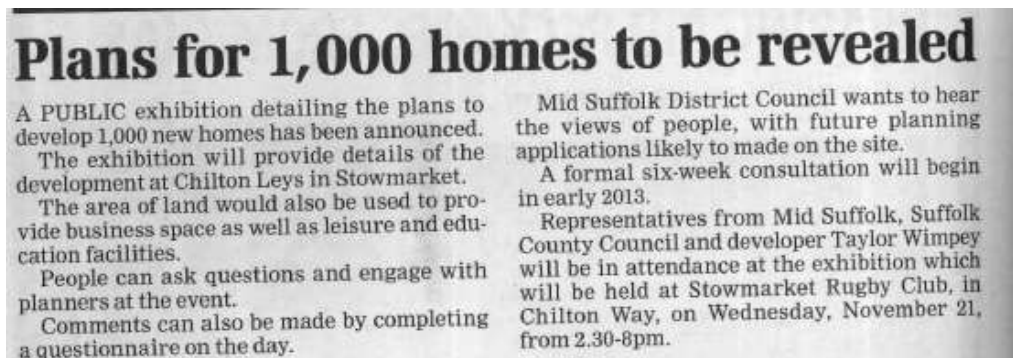
He said the full details of the planning document would be made public for a consultation following the council's vote. The proposals could mean a new primary school is built for the town and could cause Stowmarket High School to be moved onto the new development.

2 APPENDIX 2 NOVEMBER 2012

2.1 Bury Free Press. Friday 2nd October 2012



2.2 East Anglian Daily Times. Wednesday 31st October 2012



Press Release – 26th October 2012

- Mid Suffolk District Council news release -

Your Chance to Help Influence Future Development at Chilton Leys, Stowmarket.

Mid Suffolk District Council and Taylor Wimpey will be holding a public exhibition on the preparation of a Master Plan for Chilton Leys, Stowmarket. This follows on from Mid Suffolk's adopted Core Strategy (2008) which established the principle of housing development on the North West side of Stowmarket and Mid Suffolk's Stowmarket Area Action Plan which will allocate land at Chilton Leys for 1,000 new homes. The engagement exercise will take place on Wednesday 21 November 2012 from 2.30 pm to 8 pm at Stowmarket Rugby Club, Chilton Fields, Chilton Way, Stowmarket, IP14 1SZ.

Details of the proposed development include: approximately 1,000 houses; employment; education; open space; community facilities; and sports and play provision. This initial exercise will offer the opportunity for questions and participation in how the Master Plan will be shaped, and the views of local people are important to this process. The aim is to achieve an agreed approach to phased development across the whole site that will be used to help determine a series of future planning applications. A more formal six week

Mid Suffolk District Council and Taylor Wimpey are keen to work with the local community and hear people's views. Comments can be provided either by completing a questionnaire at this event or via direct discussions with representatives from Taylor Wimpey, Mid Suffolk District Council and Suffolk County Council who will be in attendance.

ENDS

Media contact: Julie Caton, Senior Communications Officer, telephone: 01449 724861, email: julie.caton@midsuffolk.gov.uk or Paul Simon, Communications and PR Manager (01473) 826634 email: paul.simon@babergh.gov.uk

2.3 **Stowmarket Mercury, Thursday 1st November 2012**

Thursday, November 1, 2012

MORE NEWS ONLINE
www.stowmarketmercury.co.uk

Plans for 1,000 new homes to be revealed

Public exhibition to show off new development

A PUBLIC exhibition detailing the plans to develop 1,000 new homes has been announced. The exhibition will provide details of the development at Chilton Leys in Stowmarket. The area of land would also be used to provide business space as well as leisure and education facilities. People can ask questions and engage with planners at the event. Comments can also be made by completing a questionnaire on the day.

Mid Suffolk District Council wants to hear the views of people, with future planning applications likely to be made on the site. A formal six-week consultation will begin in early 2013. Representatives from Mid Suffolk, Suffolk County Council and developer Taylor Wimpey will be in attendance at the exhibition which will be held at Stowmarket Rugby Club, in Chilton Way, on Wednesday, November 21, from 2.30-8pm.

Fireview
 Buy one g

Exhibition Poster

Land at Chilton Leys, Stowmarket



A Chilton Leys Engagement Exercise
will be taking place on:

Wednesday 21st November from 2.30pm to 8pm

At:

Stowmarket Rugby Club

Chilton Fields, Chilton Way, Stowmarket, IP14 1SZ

2.4 Placed in:

- Stowmarket Railway Station (plus leaflets in waiting room)
- ASDA
- Morrison
- Ipswich Street taxi hut (next to URC)...



2.5 Rugby Club

- Nursery
- Haughley (Bakery, outside post office and Co Op)



- Onehouse Village Hall



- Onehouse Parish Council village notice board



- Footpath sign on site close to corner of Starhouse Lane/Forest Road/existing bridleway



- Bus stops along Chilton Way



- 2 no. Stowmarket Town Council signs on Chilton Way
- Leaflets at front desk of Stowmarket Town Council offices

2.6 In addition to this a leaflet drop of the houses at Chilton Woods was undertaken by the developers.

Exhibition leaflet

Land at Chilton Leys, Stowmarket



A Chilton Leys Engagement Exercise
will be taking place on:

Wednesday 21st November from 2.30pm to 8pm

At:

Stowmarket Rugby Club

Chilton Fields, Chilton Way, Stowmarket, IP14 1SZ

Dear Residents,

Mid Suffolk District Council and Taylor Wimpey will be holding a public exhibition on the preparation of a Master Plan for Chilton Leys, Stowmarket. This follows on from Mid Suffolk's adopted Core Strategy (2008) which established the principle of housing development on the North West side of Stowmarket and Mid Suffolk's Stowmarket Area Action Plan which will allocate land at Chilton Leys for 1,000 new homes.

The aim of the event is to achieve an agreed approach to phased development across the whole site that will be used to help determine a series of future planning applications.

Details of the proposed development include: approximately 1,000 houses; employment; education; open space; community facilities; and sports and play provision. This initial exercise will offer the opportunity for questions and participation in how the Master Plan will be shaped, and the views of local people are important to this process. The aim is to achieve an agreed approach to phased development across the whole site that will be used to help determine a series of future planning applications. A more formal six week consultation on the Master Plan will take place in the early part of 2013.

Comments can be provided either by completing the questionnaires that will be available at the event, or via direct discussions with the Council and Developer Team that will be on hand at the event to capture any comments.

Everyone is welcome

Display Material

- 2.7 After the engagement event at Stowmarket Rugby Club on Wednesday 21st November 2012, it was agreed to display smaller versions of the boards at Stowmarket Library from week commencing Monday 26th November 2012, until Friday 14th December 2012. The boards were then moved to Stowmarket Leisure Centre from Friday 14th December 2012 to be displayed until Friday 21st December 2012.
- 2.8 Stowmarket Library, Milton Road, Stowmarket, IP14 1EX.



- 2.9

2.10 Bury Free press. Friday November 30th 2012.

2.11 Mid Suffolk Leisure Centre, Gainsborough Road, Stowmarket, England, Street IP14 1LH



Social Media



2.2

3 APPENDIX 3 - POST NOVEMBER 2012

3.1 Stowmarket Mercury, Thursday November 22 2012.

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Plans for 1,000 homes in town
 Residents' concern over losing playing fields

By Matt Hunter
matt.hunter@archant.co.uk

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PLANS: An artist's impression of the new homes. Picture CONTRIBUTED

the community but is owned by Mid Suffolk District Council.
 Laura Freezer, who lives in nearby Masefield Road, was at the meeting: "It will be a massive change for us."
 "We have nothing at the back of us at the moment, it's quiet and a peaceful area. It could change if we are surrounded by houses."
 Lin Nakion of Coombs Wood Drive said: "I walk my dog on the fields and there's quite a large walking community. When all this

3.2

homes in town

Residents' concern over losing playing fields

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email us at mercury@eadt.co.uk

By Matt Hunter

matt.hunter@archant.co.uk

PEOPLE have voiced concerns over how playing fields could be lost by the building of 1,000 new homes. Hundreds of people attended the exhibition on the Chilton Leys development at Stowmarket Rugby Club yesterday (Wednesday). The outline proposals could mean the loss of the playing fields in Chilton Way which is used by the rugby club and

the community but is owned by Mid Suffolk District Council.

Laura Freezer, who lives in nearby Masefield Road, was at the meeting: "It will be a massive change for us.

"We have nothing at the back of us at the moment, it's quiet and a peaceful area. It would change if we are surrounded by houses."

Lin Nakion of Combs Wood Drive said: "I walk my dog on the fields and there's quite a large walking community. When all this is houses we will have a concrete footpath instead."

The event was organised by Mid Suffolk District Council and developer Taylor Wimpey who will be carrying a formal six week consultation early next year.

Head of economy at Mid Suffolk and Babergh District Councils, Peter Burrows said: "We are listening to the community and what they are saying as we move forward.

"It's going to be a long process and along the way there will be some key decisions involving the community. We are aware about the concerns over the playing fields but I can only reiterate that no decision has been made around Chilton Fields."

Mid Suffolk said that if the playing fields were developed they would have to be replaced in the town.

They also said new playing fields would be built as part of the Chilton Leys development. A statement on Stowmarket Rugby Club's website said they were 'more than happy' to remain where they are but they do not oppose the development as Mid Suffolk has agreed to re-locate them.

The proposals, which would be phased in over 15 years, could mean a new primary school is built. The plans could cause Stowmarket High School and Mid Suffolk Leisure Centre to be re-located onto the new development.

A spokesman for Taylor Wimpey said: "We believe that Chilton Leys is the right location to accommodate the future housing needs of Stowmarket, and we are happy to listen and respond to the views of the local community as we continue to develop our proposals for this site." The first building phase would be for 200 homes and an employment area.

3.3

3.4 Sub-section East Anglian Daily Time, Monday November 26, 2012.



3.5

3.2 http://www.eadt.co.uk/news/stowmarket_anger_over_town_s_planning_blueprint_1_19717_72

3.3

1. Stowmarket: Anger over town's planning blueprint

[By Matt Hunter](#) Saturday, March 9, 2013
7:00 AM

A COUNCILLOR has raged at officers while they were outlining a town's 15-year plan for future jobs and homes.

Graham Harris was speaking at a Stowmarket Town Council meeting when he became animated after a presentation by officers from Mid Suffolk District Council.

The officers had given a lengthy report about the Suffolk Growth Strategy and Stowmarket Area Action Plan documents. In the Stowmarket plan the town is expected to grow, with 2,000 new homes and 3,000 jobs.

Councillor Harris said: "Stowmarket is used to being a growth area – we have been growing very much so but it is very much about people being employed; half of the town is not.

"We need jobs in this town where people can earn money and that's not happening. I noticed such wonderful catchphrases in this. [The district council] sees Stowmarket as a

big source of revenue. I do not see anything in here that's going to alleviate the problem at all – I'm sorry, I do not."

Peter Burrows, head of economy at Mid Suffolk, said: "The planning process is very complicated. The framework is there, it's about trying to work together to sell Stowmarket and to get companies to buy in and start their business. We have a regeneration team of three people following up leads all the time, there are firms who want to come here but one thing they need is a planning framework.

"One company did not come into Stowmarket because of the uncertainty around the land they were buying. They did not want to come to a place where there is planning problems. If you are not open for business as a town they are not ever going to come, they will not walk through the door."

But councillor Harris said: "We are open for growth, we encourage businesses here."

Mr Burrows added: "We do not want to be process driven, we want the council to be involved. National planning policy framework is in favour of growth – no framework, no control. You may think that it is a lot but it gives a lot to work with as a town centre. We need early engagement with the process.

"If you do not have any growth you will not have any money come in. You need the town centre to revitalise, so there's a job of work for us all to do."

The town's population is expected to grow by almost 10% by 2020. A total of 400 homes would be built at The Ashes, 1,000 at Chilton Leys and 125 at Farriers Road. There would be 400 homes built on previously-developed land.

A petition against building on Chilton Fields playing fields has so far attracted more than 600 signatures. The council has said any views put forward would be listened to.