



## Haverhill Area Working Party 22 April 2010

### Development Brief: Chantry Mills, Former Gurteen's Factory Site, Haverhill

#### Summary

1. The Development Brief has been prepared in accordance with adopted Replacement St Edmundsbury Borough Local Plan 2016 (Local Plan) in particular Policy DS5 Design Guidance and Development Briefs. Furthermore, the procedures have been undertaken in accordance with the protocol for the preparation of Design Guidance and Development Briefs.
2. A draft of the document was approved for consultation by the Haverhill Area Working Party at its meeting on 22 October 2009.
3. Following consultation, the Development Brief has been amended in the light of comments received and is attached as Appendix 1 to the Report. The officers request that the Working Party recommends the document is adopted as planning guidance.

#### **1. Purpose of the Report**

- 1.1 The purpose of this report is to consider the Development Brief for the Chantry Mills, former Gurteen's factory site in Haverhill, following public consultation, and to recommend its adoption as non statutory planning guidance to inform future decisions on the potential redevelopment and reuse of the site.**

#### **2. Background**

- 2.1 The Chantry Mills is included on the list of buildings of special architectural or historic interest as Grade II listed and is sited within Haverhill's Queen Street Conservation area. The factories date back to the mid nineteenth century and up until 1996 operated as a manufacturing plant. The nature of Gurteen's business has changed dramatically from its origins as a clothing and drabbett smock maker and has since become the administrative base for the company, used for the

storage and distribution of men's clothing manufactured overseas. The Gurteen's business is looking to relocate elsewhere within the town to a more suitable site.

### **3. Present situation**

- 3.1 Gurteens have engaged Bidwells Planning Consultants with the intention of promoting the sale of the site on the open market. As a result, the Borough Council's officers together with Bidwells produced a draft Development Brief to inform potential interested parties of the possible reuse and redevelopment opportunities of the site. The draft Development Brief was approved for public consultation by the Working Party on 22 October 2009.

### **4. Consultation**

- 4.1 Consultation was undertaken by Bidwells from Tuesday 5 January 2010 to Monday 1 February 2010. A letter was sent to statutory consultees and local businesses and a leaflet was posted to residents in advance of the public consultation period, together with an advert displayed in the Haverhill Weekly News and Haverhill Echo. The consultation letter informed the recipients of the draft Development Brief and how this document could be accessed and commented upon. The information provided details of the public exhibition and when the consultation would begin and end. Copies of the draft Development Brief, public leaflet and comment forms were sent to public locations for display and were also available on the Chantry Mills website, which could also be accessed via the St Edmundsbury Borough Council website. The Community and Stakeholder Involvement Statement is attached as Appendix 2 to the report with full details of the attendees to the public exhibition and public consultation responses attached as Exempt Appendix 3. This approach accords with the Council's adopted Statement of Community Involvement. During the course of the public exhibition, over twenty interested persons attended the event and over the entire public consultation period, 68 interested persons viewed the public exhibition on display at Chantry Mills.
- 4.2 In total, 37 comments were received during the consultation period. Gratitude was expressed by many for providing the opportunity to comment on the potential proposals at such an early stage. Responses from the public generally supported the prospect of redeveloping the site, introducing a number of mixed uses, including a museum, and were *'pleased to see that prospective developers will have to satisfy some very strong planning and design restrictions.'* A couple of responses suggested large scale demolition/de-listing of the buildings to allow for the redevelopment of the site, however, this would prove contrary to both Local Plan Policies and Planning Policy Guidance (PPG) 15, which has since been replaced by Planning Policy Statement (PPS) 5. Concern was raised with regard to the potential increase of both traffic and pedestrian flow along Mill Road and were keen to ensure that any proposals would not jeopardise the pedestrianisation of the High Street. These are valid concerns and will need to be addressed. Comments in particular from English Heritage have resulted in changes to the text as detailed in Section 4.4 of this report.

- 4.3 As a consequence of the comments received during the consultation on the draft Development Brief, your officers are proposing that amendments be made where this is possible and reasonable. The response to comments notes where changes are considered to be an appropriate response to the comments received. A copy of the revised text for the Development Brief is attached as Appendix 1 to the report for approval as planning guidance. Proposed additional text is shown thus: **additional text** and deleted text is shown thus: ~~deleted text~~.
- 4.4 The key changes to the draft appraisal are the addition of the following:-
- 4.4.1 the description of the site is to refer to the buildings being listed, sited within a Conservation Area and adjacent to the town centre and important features such as the Grade II\* church;
  - 4.4.2 further emphasis is made in relation to the advice contained in PPS5, (which replaced PPG15 in March 2010) with regard to judging the best use for the buildings;
  - 4.4.3 further advice and guidance is given on the subdivision of the buildings;
  - 4.4.4 further emphasis is made with regard to the considerations set out in PPS5 in relation to the proposal to demolish buildings of moderate significance; and
  - 4.4.5 the addition of Appendices B and C to Appendix 1 of Report A645 to set the site in context with its surroundings.

## 5. Conclusion and Recommendation

- 5.1 The officers are satisfied that the proposed development brief is in accordance with the adopted Local Plan, in particular Policy DS5 Design Guidance and Development Briefs. Furthermore, the procedures have been undertaken in accordance with the protocol for the preparation of Design Guidance and Development Briefs.
- 5.2 The officers are satisfied that the consultation process has been thorough and is in accordance with the Council's adopted Statement of Community Involvement. The document has been amended, where appropriate, to address concerns raised. There will, of course, be full consultation undertaken in respect of any subsequent planning and listed building applications.

## 6. Recommendations

- 6.1 Subject to approval of the Cabinet and full Council, it is **RECOMMENDED** that:-
- (1) the Development Brief for Chantry Mills, former Gurteen's factory site, Haverhill, as detailed in Appendix 1 to Report A645, be adopted as non-statutory planning guidance for the determination of future planning and listed building applications; and

- (2) delegated authority be given to the Senior Conservation Officer, in consultation with the Portfolio Holder for Transport and Planning to make any minor typographical, grammatical and/or factual changes to the Development Brief for Chantry Mills.

For further information contact:-

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## DEVELOPMENT BRIEF

### CHAUNTRY MILLS, HAVERHILL

Prepared jointly by Bidwells and St. Edmundsbury Borough Council (**SEBC**)  
Adopted by St. Edmundsbury Borough Council as non statutory planning guidance.

## INTRODUCTION

### Purpose of Brief

The purpose of the Brief is to set out the principles which will apply to the local planning authority's consideration and acceptance of the reuse, redevelopment and, where appropriate and properly justified, demolition of buildings and open areas at Chantry Mill.

English Heritage will be invited to comment on the document as part of the consultation process.

### Status of Brief

The status of this Brief is as non statutory planning guidance published to guide any emerging development proposals at Chantry Mills. The Brief has been approved by St. Edmundsbury Borough Council and will therefore carry considerable weight in the determination of any subsequent applications for planning permission. Prospective applicants are advised to discuss proposals with St. Edmundsbury Borough Council as early as possible.

### Background Papers

The following background documents have been used to support this Brief:

St Edmundsbury Local Development Framework  
Bury St Edmunds and Haverhill Retail, Leisure and Offices Study (2007):  
St Edmundsbury Borough Council Planning & Engineering Services;  
A Masterplan Vision for Haverhill Town Centre (2004). St Edmundsbury Borough Council;  
Chantry Mill, Haverhill. Character Appraisal (2006). St Edmundsbury Borough Council;  
Haverhill Healthcheck (2004). St Edmundsbury Borough Council et al;  
The Gurteens of Haverhill. Two Hundred Years of Suffolk Textiles (1984). Sarah Payne. Woodhead-Faulkener: Cambridge;  
Preliminary Historic Building Appraisal. Gurteens Mill, Haverhill (2006). QuBE on behalf of St Edmundsbury Borough Council;  
Historic Building Appraisal. Chantry Mills, Haverhill (2008). Purcell Miller Tritton on behalf of D Gurteen & Sons Ltd;  
Regeneration Statement. Chantry Mills, Haverhill (2008). Bidwells on behalf of D Gurteen & Sons Ltd;

Alternative Use Assessment. Chantry Mills, Haverhill (2008). Bidwells on behalf of D Gurteen & Sons;  
Building Appraisal. Chantry Mills, Haverhill (2008). Bidwells on behalf of D Gurteen & Sons Ltd;  
Engineering Investigation Summary. Weaving and Sewing Sheds, Chantry Mills, Haverhill (2008). Bidwells on behalf of D Gurteen & Sons; and  
Townscape and Visual Assessment. Chantry Mills, Haverhill (2008). Bidwells on behalf of D Gurteen & Sons.

## **DESCRIPTION OF SITE**

The site extends to about 3.11 acres (1.26ha) and is bounded to:

The North: in part by a public house, church yard and properties fronting on to the High Street.

The East and South: Quakers Lane, an unmade narrow Highway.

The West: In part by Mill Road and Chantry Row, a footpath.

There are several buildings on the site, many of which date from the early stages of the factory in the mid 19th century, and some of which are later 20th century alterations and additions.

The principal buildings are identified on the plan (Appendix A) as:

1. Main Entrance
2. Single and Two Storey Entrance Range (part of the old Greyhound Pub)
3. **Three** Storey Range (Weaver's Mill)
4. Single Storey (North Factory Range Lights Factory)
5. L-shaped Northwest Building (Horsehair Factory)
6. Tunnel Infill
7. French Gothic Warehouse
8. Sewing Factory
9. Machine Shop
10. Canteen (Mat Factory)
11. Boiler House/Workshop over main well
12. Office Building (Old Counting House).

**The site lies within the Conservation Area and the buildings are Listed Grade II (a single listing applies to the whole site)**

**The site lies directly adjacent to the town centre and a number of important features, including the Grade II\* listed St. Mary's Church and churchyard and existing car parking. (see Appendix A for the site and Appendix B and C for the site and its surroundings)**

Chantry Mills has developed and evolved steadily to meet changing economic and business circumstances throughout its life. At one time the Gurteens, in addition to their current holdings, owned land to the north east of the High Street on which was erected offices and a length of buildings marked 'Warehouses' stretching down to the river along the length of Crown Passage.

The nature of Gurteen's business has changed dramatically over the last few decades. The site was fully operational as a manufacturing plant until 1996. In the face of overseas competition the company gradually outsourced clothing production from outside the United Kingdom. The site has now become the administrative base for the company, and used for the storage and distribution of men's clothing manufactured overseas. The change in use has resulted in changes to the built fabric on the main site. ~~and as a result the site is no longer complete.~~ In 1971 a substantial programme of demolition took place removing the Power House (including the chimney) and the 1894 Mat Factory. Over its history the Gurteens have ensured that the use and nature of the built form responded to requirements to ensure the long term viability of the business. The dynamic nature of the site over time has ensured its continued contribution to the well being of the town with each stage of redevelopment.

Given the changing requirements of modern business, the complex of buildings remaining on the site are no longer ideal for **large scale** manufacturing or storage. The former factory buildings have a number of floor level changes with a considerable number of vertical divisions all restricting the amount of open space, ease of movement and the accommodation of large machinery. The former factory buildings [buildings 4 and 8 above] are of functional design, many with simple cast iron framework supporting glass roofing. Although maintenance of these buildings **in their current form and condition** is increasingly expensive for its existing use and no detailed building survey has been undertaken, there is no current indication that the buildings are structurally unsound or incapable of reuse for some purpose. Other buildings on the site, including the single and two storey entrance range (building 2) **and** French Gothic Warehouse (building 7) are in good condition and can accommodate a variety of alternative uses. These buildings have already been successfully converted to a mix of retail and office uses

## **DEVELOPMENT GUIDELINES**

The site lies within the town centre of Haverhill where, in recent times, significant efforts have been made by relevant stakeholders to regenerate the area and attract new forms and scales of uses.

Haverhill town centre has recently benefitted from significant investment and development that is creating further interest and opportunities for investment. A 5-screen cinema opened in October 2008 and a new Tesco superstore opened in September 2009. Public realm improvement works have also been undertaken including refurbishment of Jubilee Walk (2008) nearby Queen Street (October 2009) and the bus station (October 2009).

Redevelopment of the site has an important role to play in the regeneration of Haverhill and the town centre in particular. The Vision Document 2004 sets out how Haverhill should improve over the next 15 years, envisaging a town centre

which is more diverse, attractive, vibrant and accessible and which provides a strong economic hub for Haverhill. This is carried through to key priorities which will help make the centre a place where people can enjoy themselves and an environment where people want to live. The Gurteen factory site is seen as an opportunity for potential development which can bring major benefits to the town's regeneration aims with a viable and sustainable form of redevelopment. Any development scheme on the site should be designed to achieve important objectives and aims of town centre regeneration whilst protecting the historic environment.

The Vision document notes that ~~"the Gurteen's factory is one of the most important and dominant buildings in the town centre". Should the business relocate, it is important that the building should be retained, although it is recognised that it may be difficult to accommodate modern uses within it. "Redevelopment incorporating the listed building will further enhance the area."~~

**"The Gurteen factory is one of the most important and dominant buildings in the town centre.....It is important for the town that the building is retained, although it may be difficult to accommodate modern uses in it. Redevelopment incorporating the listed building would enhance the area and could provide a combination of retail, leisure, hotel or office use with car parking."**

Whilst Gurteen's factory benefits from a Grade II listing not all of the buildings within the factory are of equal significance ~~importance~~, either in terms of ~~importance or dominance~~. In terms of **their** importance within the Grade II listing, the Historic Building Appraisal, carried out by QuBE, lists the following as Moderate or High Significance and are identified within Appendix A. **Since then, PPS5 has been published which also uses the word 'significance' in relation to the different types of heritage assets. The word has a different meaning in the PPS to that in the Historic Building Appraisal and suite of supporting documents produced by Bidwells referred to in the Background Papers. In the PPS, 'significance' is used as a way of identifying the hierarchy of designated heritage assets (for example, Grade I, II\* and II listed buildings). In the Historic Building Appraisal and the Bidwells documents it was used to identify the relative importance of the different elements which together form the Grade II listed building and their contribution to the wider surroundings. For clarity, therefore, the word 'importance' has been used to replace 'significance' when referring to the Historic Building Appraisal and the Bidwells documents.**

- Single and Two Storey Entrance Range (building 2)
- Three Storey Range (Weavers Mill) (building 3)
- Single storey north light factory building: (building 4)
- Tunnel infill (building 6) \*
- French Gothic Warehouse (building 7)
- Sewing Factory (building 8)



- Boiler House/Workshop over main well (building 11)
- Office Building (Old Counting House) (building 12)

\* The tunnel infill (outlined in yellow) is partly an infill structure (joining the structures to its north and south) and partly an extension to the north light factories (building 4 and 8). It is recognised that the ~~significance~~ **importance** of different elements of this building varies, however, in the context of the site as a whole and its relationship with the adjoining buildings, the tunnel infill has been identified as of moderate ~~significance~~ **importance**.

In terms of dominance, the Townscape and Visual Assessment **produced by Bidwells** establishes the ~~significance~~ **importance** of buildings within townscape views. The buildings which contribute to the townscape with a moderate or high ~~significance~~ **importance** are:

- Single and Two Storey Range (2);
- Three Storey Range (Weavers Mill) (3);
- The single storey north light factory building (4);
- French Gothic Warehouse(7);
- Office Building (Old Counting House) (12)

The relationship between the factors of importance **and dominance** ~~and dominance/significance~~ in townscape views is summarised in the Townscape and Visual Assessment, Table 1. , ~~produced by Bidwells~~. (NB Not all assessments of individual buildings are in accordance with the assessments of St Edmundsbury Borough Council)

The following Local Plan policies are particularly relevant to the consideration of any application for planning permission.

Policy DS3: Development Design and Impact  
 Policy DS5: Design Guidance and Development Briefs  
 Policy H1: Scale of Housing Provision  
 Policy H2: Housing Development within Bury  
 Policy H5: Mix of Housing  
 Policy H7: Special Housing Needs  
 Policy E1: Existing Employment Land and Premises  
 Policy HC1: Alterations and Extensions to Listed Buildings and Development within their curtilage  
 Policy HC2: Demolition of Listed Buildings  
 Policy HC6: New development in Conservation Areas  
 Policy HC7: New use for Historic Buildings  
 Policy HAV5: Haverhill Town Centre Masterplan

As a Grade II listed building (a single listing applies to the whole site) the decision of the local planning authority on any application for planning permission or listed building consent may require referral to English Heritage for their comment.

- for works for the demolition of a principal grade II (unstarred) listed building;
- for works for the alteration of any grade II (unstarred) listed building which comprise or include:
  - (i) the demolition of a principal external wall of the principal building\* ; or
  - (ii) the demolition of all or a substantial part of the interior of the principal building\*

\* For these purposes

(a) a proposal to retain less than 50 per cent of the surface area of that part of a principal building represented on any elevation (ascertained by external measurement on a vertical plane, including the vertical plane of any roof) shall be treated as a proposal for the demolition of a principal external wall;

(b) a proposal to demolish any principal internal element of the structure including any staircase, load-bearing wall, floor structure or roof structure shall be treated as a proposal for the demolition of a substantial part of the interior.

An application for listed building consent will be required for works which affect the special architectural or historic interest of the building. Conservation area consent will be required for any proposals to demolish unlisted structures located within the conservation area which have a volume of more than 115 cubic metres or for proposals to demolish unlisted walls where any part of th wall is more than two metres high. If the wall is next to a highway, you will need consent if any part of the wall is more than one metre. Generally, applications for the demolition of structures which make a positive contribution to the area are unlikely to be given consent.

The site contains buildings of architectural and historic interest and the determination of any proposals for development will therefore give special consideration to the impact on these buildings and their setting. Nevertheless, it is recognised that a change of use, some demolition and redevelopment of the site maybe justified as the most appropriate and realistic way to preserve buildings of architectural or historic interest.

There are significant opportunities that the site presents, including:

1. Caroline: the original steam engine, called Caroline, has been retained in situ. She not only presents a strong link to the history of the site but she is also a very attractive feature in her own right. Caroline could become a focal point of interest and serve to attract visitors/customers to a variety of uses such as restaurant, retail or leisure.

2. St Mary's Churchyard: this is an attractive green space in the town centre and the site encloses this space on the south and east. Presently there is no direct access to the churchyard but some uses could take benefit from the opportunity to create frontage to the churchyard with direct pedestrian access and potential for uses to interact positively with this green space. **Any changes to the elevations fronting the green would need special consideration in order to minimise loss of historic fabric and to create a sympathetic visual solution.**
3. Proximity to the retail centre: ~~the site adjoins the retail centre of the town and could become more integrated both physically and in terms of use.~~ **The site directly abuts the town centre with an existing vehicular and pedestrian route leading into it from the High Street frontage.**
4. Proximity to parking: the site has good access to car parking. Some parking could be accommodated within the site but the Town Hall Car Park has been recently extended and makes provision for in excess of 200 cars.
5. Access: the site can be accessed from several directions. Opportunities for improving vehicular access from the south (Recreation Road) could include the use of unused land in the ownership of the Borough Council.
6. Proximity to residential areas: the site bounds residential areas to the south. ~~and~~ **Some** residential uses ~~would also~~ **may** be appropriate **in some of the buildings.** Such a use could also benefit from proximity to the town centre and to significant public open space (Recreation Ground).

The following principles should be included as part of the document.

## **PRINCIPLES FOR RE-USE AND REDEVELOPMENT**

### **1 OBJECTIVES AND VISION**

With reference to the masterplan vision document, proposals for re-use and redevelopment should make a significant contribution to achieving the vision for the town centre as a vibrant and attractive place.

### **2 USES**

It follows from the vision that although residential uses may provide ~~the predominant future use,~~ **a significant element,** single, residential use would not necessarily be the most appropriate future for the site. The mix, scale and siting of uses will have regard to the presumption to retain Listed Buildings, the achievement of the objectives and vision for town centre regeneration and the overall economic viability and deliverability of an appropriate scheme. **In considering the most appropriate uses for the site applicants should have regard to advice contained in PPG15 PPS5, in particular Policy HE9,**

and paragraphs 88-95 of the accompanying Historic Environment Planning Practice Guide.

~~"It [judging the best use] requires balancing the economic viability of possible uses against the effect of any changes they entail in the special architectural and historic interest of the building or area in question. In principle the aim should be to identify the optimum viable use that is compatible with the fabric, interior and setting of the historic building".~~

It is anticipated that, subject to the above considerations, the most appropriate scheme will contain a mix of uses, including residential, retail, office, and leisure, ~~light industry/craft uses and community uses.~~ **It is anticipated that, subject to the above considerations, the most appropriate scheme will contain a mix of uses, including residential, retail, office, leisure, light industrial and community uses.**

### **3 RETENTION OF HISTORIC BUILDINGS**

There is a presumption that listed buildings would be retained. The Council will have regard to the ~~tests contained within PPG 15~~ **policies contained in PPS5** and to the contribution which any proposal would make to the achievement of the objectives for town centre regeneration and the overall economic viability and deliverability of an appropriate scheme.

### **4 PRESERVATION OF HISTORIC CHARACTER**

Re-use and redevelopment should avoid undermining the coherence and integrity of the site in terms of its historic significance (as a centre for manufacturing). Any new development shall take due account of the setting of listed buildings. **New development should also take due account of the layout and plan form and internal volumes of the buildings.**

### **5 INTEGRATION WITH SURROUNDINGS (contextual analysis)**

Presently there are barriers to the integration of the site with adjacent land uses and buildings. There is potential to significantly improve and enhance the physical, visual, economic and social integration of this site with its surroundings,

- St Mary's Churchyard
- High Street
- Mill road
- Helions Service Road and car park

**(see Appendix A for the site and Appendix B for the site and its surroundings)**

### **6 MOVEMENT AND ACCESS**

The site should accommodate and encourage pedestrian movement through the site linking the town centre with residential areas to the south. **The area in front of the French Gothic building in particular has the potential to create an important new space.** Pedestrian access through Quakers Lane will take priority over vehicles. There are opportunities to improve vehicular access to the site, particularly:

- From Recreation Road from the south (for residential access);
- From Mill Road to the west (for commercial access also); **and**
- From Helions Service Road and car park to the east
- Enhance pedestrian access from High Street and provide permeability and access from the churchyard.

**(see Appendix A for the site and Appendix B and C for the site and its surroundings)**

## **7 DESIGN PRINCIPLES OF ANY NEW DEVELOPMENT**

### **Massing**

New development must have regard to the relationship between existing buildings and spaces complimenting the character and appearance of the surrounding area and respecting the scale height massing of:

- adjacent residential dwellings and their siting in a conservation area;
- the setting of the listed buildings on the site; **and**
- the setting of the grade II \* St Mary's Church.

### **Views**

New development should not compromise views in and out of the site in particular:

- French gothic elevation – here there is the potential to open up the views from Helions car park to the east;
- Views from High Street – restricted views from the high street looking south provides an important contrast to the large open space in front of the French gothic building; **and**
- View to St Mary's church (Mill Road) it is important that any new development does not compete with the significance of this grade II\* listed church, by compromising any existing important views.

### **Sustainability**

The re-use and redevelopment of the site should promote sustainable living including:

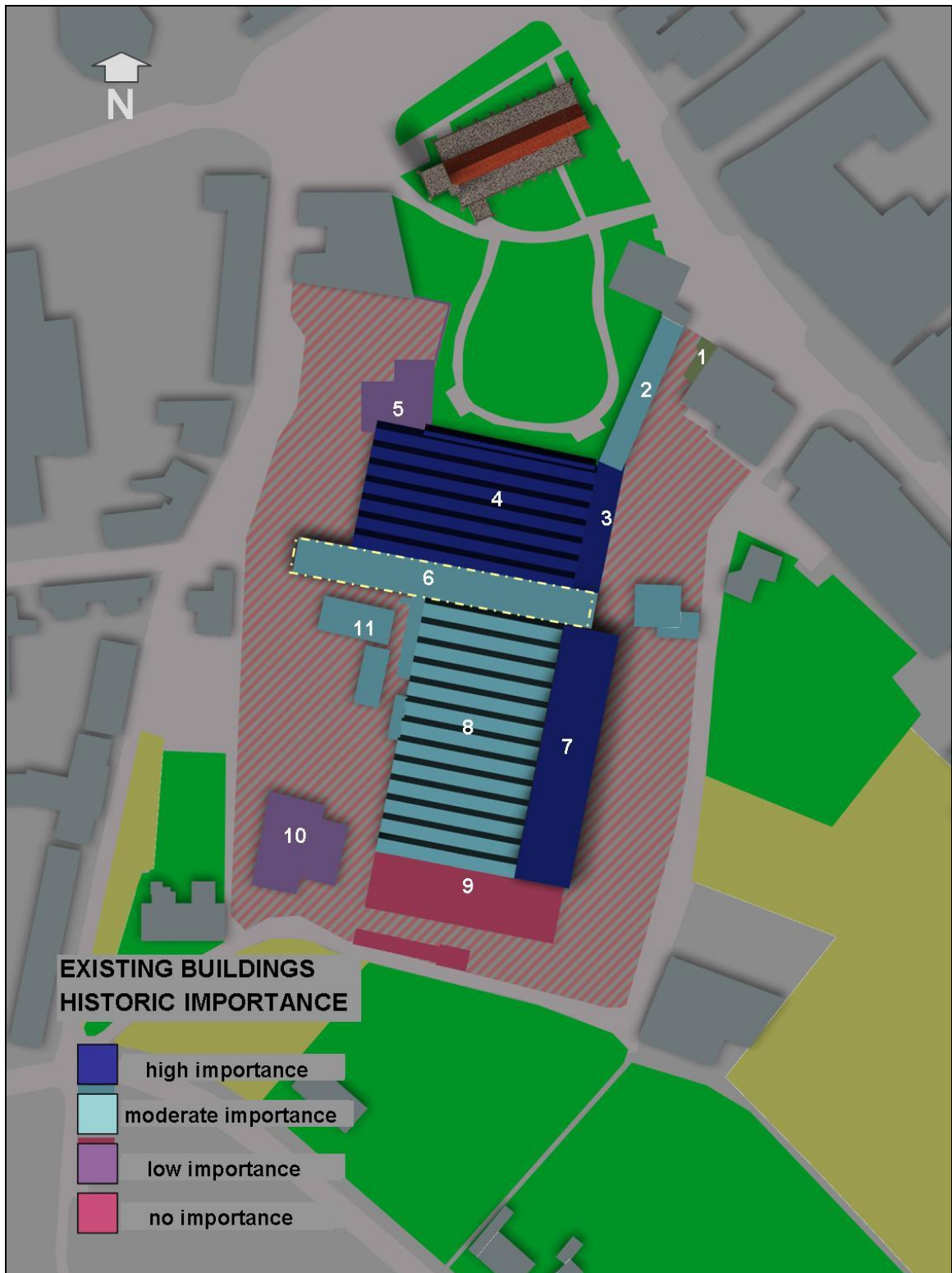
Energy saving designs

Innovations in heating, lighting and water;  
Transport plan.

### **Design Quality**

New buildings or adaptations to existing buildings will need to be of a high standard in terms of quality of design (addressing function as well as visual impact) and materials. No architectural styling is prescribed however an acceptable design will respond to the context of historic buildings on and around the site. The fabric of newer construction would be expected to contrast rather than mimic these buildings but that the same time should reference them in order to achieve synergy. A high standard of detailing would be expected in order to add to the existing character of site.

# Appendix A



## THE VISION

The Chantry Mill site is virtually unique in East Anglia in comprising an almost complete ~~€19~~ **19<sup>th</sup> century** textile mill complex right at the heart of a market town. The site offers the opportunity to convert appropriate historic buildings to a mix of new uses and provide new development which preserves and builds upon this unique character and supports the regeneration of Haverhill as a whole.

### The Buildings on the site

The Chantry Mill complex is Grade II Listed. This listing covers all the ~~€19~~ **19<sup>th</sup> century** buildings and later structures which are attached to them together with any free standing structures within the curtilage which predate 1 July 1948 and are ancillary to the principal listed buildings. Free-standing post-1948 buildings such as the former Canteen (Building 10) are not considered to be listed though Conservation Area Consent will be required for their demolition.

~~Planning Policy Guidance 15 (PPG15) gives general guidance on the reuse and redevelopment of listed buildings and advises that generally the best use for an historic building is the one for which it was originally designed. It is however~~ recognised that textile manufacturing is no longer carried out on this site and new uses must be found which best preserve the fabric, ~~and~~ setting **and historic, non-domestic character** of the buildings. The starting point of any redevelopment scheme should therefore be to convert the important buildings on the site.

When buildings are proposed for conversion, care must be taken to preserve the special architectural and historic interest of the building – in terms of its external appearance, any surviving internal features **with including spaces**, ~~and~~ plan form and its setting. ~~PPG 15 recognises that whilst the primary objective should be to secure the preservation of historic buildings,~~ **PPS5 recognises that whilst there should be a presumption in favour of the retention of heritage assets**, there are occasions when demolition is unavoidable. ~~Paragraph 3.16 – 3.19 of PPG 15, together with the general criteria of paragraph 3.5, sets out 'tests'~~ **Policy HE9 sets out the key requirements which must be demonstrated** which ~~must be met~~ before demolition is considered to be acceptable.

These ~~broad tests~~ **requirements** apply to listed buildings and buildings considered to make a positive contribution to the character and appearance of a Conservation Area.

SEBC recognise that not all the buildings within the Chantry Mill complex are of equal architectural or historic interest. It commissioned an historic building analysis in 2006 and the owner commissioned a further analysis in 2008. Both largely agreed in terms of their classification of the buildings on the site grouping them into four categories: high, moderate, low or no significance. **Since then, PPS5 has been published which also uses the word 'significance' in relation to the different types of heritage assets. The word has a**



different meaning in the PPS to that in the historic building analysis. In the PPS, 'significance' is used as a way of identifying the hierarchy of designated heritage assets (for example, Grade I, II\* and II listed buildings). In the historic buildings analysis, it was used to identify the relative importance of the different elements which together form the Grade II listed building. For clarity, therefore, the word 'importance' has been used to replace 'significance' in the descriptions below.

Although a detailed justification will need to be made before demolition of any listed building on the site can be considered, the significance of the building will be important to SEBC's assessment with regard to the ~~PPG 15 tests~~ **requirements of Policy HE9 of PPS5.**

The following additional guidance regarding the demolition of buildings is therefore given ("buildings" includes important fixtures and fittings such as 'Caroline'). (The order below has been reversed).

For buildings of "~~High Significance~~ **Importance**" there is a presumption against the demolition. Demolition will only be permitted in exceptional circumstances subject to the requirements of Policy HE9 of PPS5. ~~tests contained in paragraphs 3.5, 3.16-3.19 of PPG15 requirements of Policies.~~

~~The demolition of a building of~~ **There is a presumption against the demolition of buildings of High and Moderate Significance Importance. Demolition will only be permitted in exceptional circumstances subject to the requirements of Policy HE9 of PPS5 tests contained in paragraphs 3.5, 3.16-3.19 of PPG15 and where** will only be permitted when it can be demonstrated that its proper repair and appropriate, sympathetic conversion would necessitate the wholesale replacement of historic fabric meaning that little of the original structure remained or its retention would jeopardise the economic viability of an appropriate/acceptable scheme for the site as a whole.

The demolition of a building of ~~Low Significance~~ **Importance** will be acceptable when it can be demonstrated that the removal of the building will facilitate the appropriate conversion of buildings of higher ~~significance~~ **importance**, and will benefit the setting of more important buildings on the site or the building will not readily convert to a complementary use.

The demolition of buildings of ~~No Significance~~ **Importance** will be acceptable provided that any replacement building or open area makes a greater contribution to the setting of the Listed Building group.

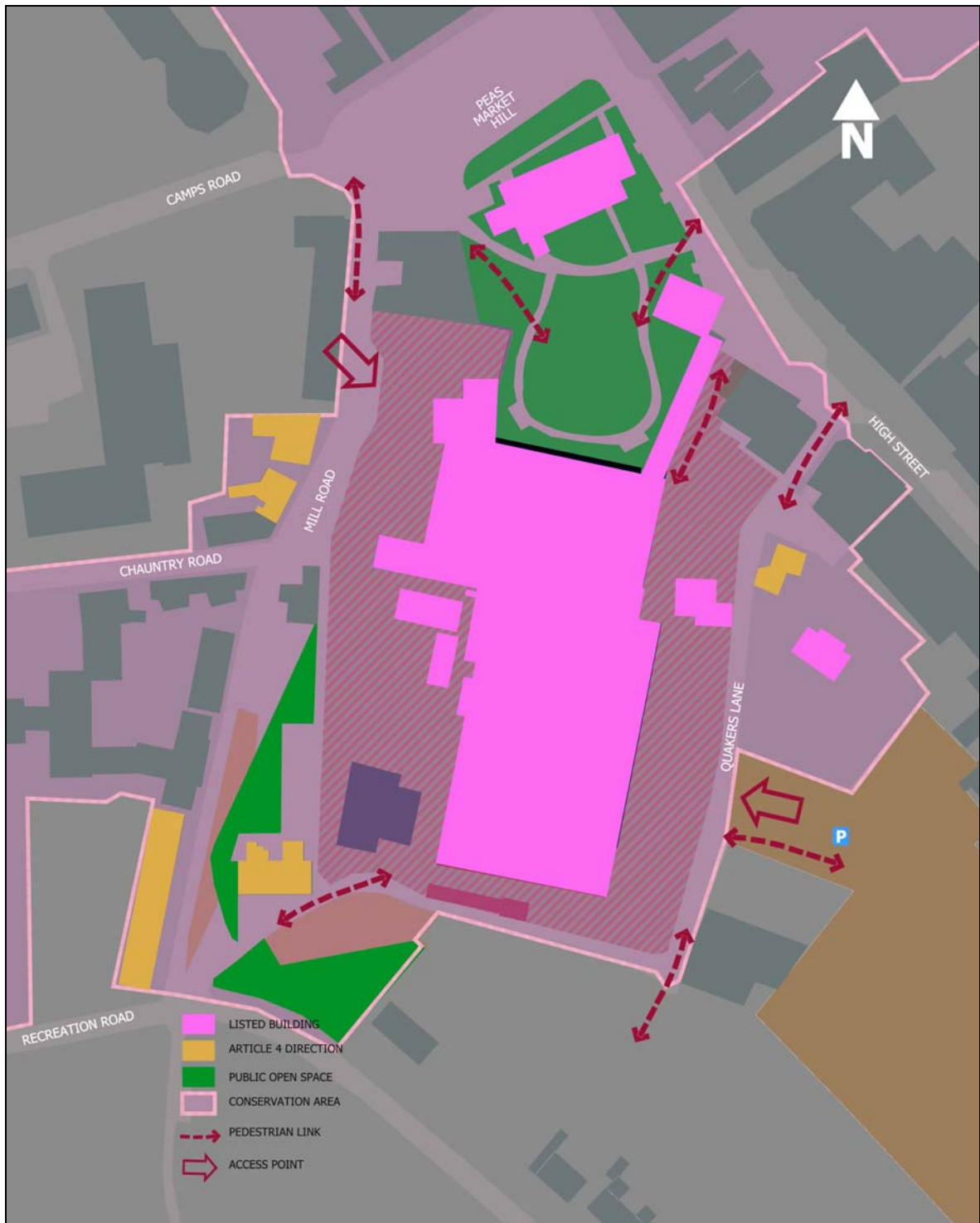
In line with the advice in ~~PPG 15~~ **PPS5** a full and reasoned justification for the demolition of buildings **along with detailed proposals for any replacement buildings** will need to be submitted in support of any applications. Adequate recording of all buildings to be demolished (except those of no ~~significance~~ **importance**) will also be required and will be controlled by a condition attached to any grant of consent issued. In cases where demolition is justified the

contribution which the building makes to the group must be fully assessed and measures taken to ensure that any replacement building has an appropriate and acceptable relationship with surviving structures.

## Appendix B: Chantry Mills, Haverhill Site and Surroundings



## Appendix C: Chantry Mills, Constraints and Opportunities



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APPENDIX 2  
CHAUNTRY MILLS,  
HAVERHILL



COMMUNITY AND  
STAKEHOLDER  
INVOLVEMENT STATEMENT

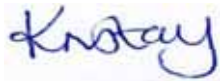
FEBRUARY 09

BIDWELLS

**Quality Assurance**

Site name: Chantry Mills, Haverhill  
Client name: D. Gurteen & Sons  
Type of report: Community Involvement Statement

Prepared by: Kiran Notay BA (Hons)

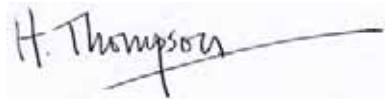


Signed \_\_\_\_\_

19 February 2010

Date \_\_\_\_\_

Reviewed by: Helen Thompson M Phil, MSc, BSc (Hons), CMLI, MRTPI



Signed \_\_\_\_\_

19 February 2010

Date \_\_\_\_\_

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## 1 INTRODUCTION

- 1.1 This Report describes the process of public consultation undertaken for the draft Development Brief prepared for Chantry Mills, Haverhill.
- 1.2 The Report sets out the approach taken to inform the public and encourage participation and involvement of all within the consultation process. A dialogue of actions taken to consult relevant parties is presented alongside the ways in which the comments have been reviewed and reported back to the public. These principles reflect those included within St Edmundsbury Borough Council (SEBC) adopted Statement of Community Involvement (SCI, 2008).
- 1.3 This Report seeks to provide an accurate summary of consultation submissions, D. Gurteen & Sons' responses to received comments of the draft Development Brief and a schedule of changes made to the draft Development Brief.

## 2 INVOLVEMENT AND PARTICIPATION

### **Why a Development Brief?**

- 2.1 A draft Development Brief is being progressed for Chantry Mills, Haverhill. The purpose of the Development Brief is to set out the principles which apply to the Local Planning Authority's consideration and acceptance of the reuse and redevelopment of the site. The status of the Development Brief is to guide any emerging development proposals for the site and therefore will carry considerable weight in the determination of any subsequent planning applications for planning permission. It is considered that a Development Brief is the most appropriate method of informing the parameters of the site by carefully considering relevant issues pertaining to the site.

### **The Consultation Process**

- 2.2 *'The purpose of community involvement is to create dialogue with, and seek the views of, the community and stakeholders on the land use development issues affecting their locality'*
- (St Edmundsbury Borough Council, Statement of Community Involvement, 2008)
- 2.3 D. Gurteen & Sons is in support of community involvement in the planning process for the production of the Development Brief. The principles of the SCI adopted 26 February 2008 have been followed. This is demonstrated below under the five themes from the SCI.

**3 EARLY INVOLVEMENT**

3.1 Early meetings have taken place between the Officers at English Heritage, Planning and Economic Development Officers at SEBC and Planning, Urban Design, Building and Engineering Consultants. These meetings have helped to set the form, content and timetable for the preparation of the draft Development Brief.

**Informing**

3.2 To move the draft Development Brief forward it has been of importance to inform those who may have an interest or may be affected by the reuse and redevelopment of the site. To ensure that notification and information in relation to the draft Development Brief was provided to relevant parties, letters were sent to statutory consultees as identified by SEBC. Copies of the letters sent can be seen in appendix 1.

3.3 In addition to the above letters were also sent to local businesses in close proximity to Chantry Mills and this included an additional invitation to a presentation of the draft Development Brief. Letters sent to businesses can be seen in appendix 2.

3.4 An informative leaflet was delivered to local residents of which a copy can be seen in appendix 3. The information provided to these parties identified the draft Development Brief, where informative material would be available, details of the public exhibition and method on commenting on the proposal.

3.5 In order to make the information about the draft Development Brief as widely accessible as possible, a designated internet site [www.chantrymills.co.uk](http://www.chantrymills.co.uk) went live at the start of the public consultation period (5 January 2010) to provide a comprehensive portal of resources on the draft Development Brief. A website link was also available from the St Edmundsbury Borough Council website. The draft Development Brief, public consultation leaflet, comment form and online commenting facility were all available on the website. Appendix 4 shows the website formation and the information available to the public. The web link from the St Edmundsbury Borough Council website can also be seen in appendix 4.

3.6 Advertisements were placed in the local papers including Haverhill Weekly News and Haverhill Echo. The advert was displayed in the Haverhill Weekly News for one week 24 December 2009 – 31 December 2009. The advert in the Haverhill Echo was in the week commencing 18 December 2009. The newspaper adverts can be seen in appendix 5.

3.7 The public consultation for the draft Development Brief was a method of publicly displaying the main concepts of the draft Development Brief and presented an open forum for informing the public. The public exhibition gave an important opportunity to

- 3.8 ask questions to the representatives of D. Gurteen & Sons' of which included landscape, urban design and planning consultants.
- 3.9 Copies of the draft Development Brief, public leaflet and comment forms were sent to public locations for display, the list of venues can be seen in appendix 6.
- 3.10 The above information highlights that the public consultation process for the draft Development Brief, Chantry Mills, Haverhill was appropriately publicised and made readily accessible to all.
- 3.11 Early discussions with English Heritage as a statutory consultee were had before the consultation processes. A further meeting was held with English Heritage, St Edmundsbury Borough Council and the Gurteens Board specifically in relation to the draft Development Brief. Amendments to the Brief were proposed by St Edmundsbury Borough Council and the Gurteen Board to English Heritage. Many points discussed have been agreed during the consultation period however, additional commentary received by English Heritage is currently under review and discussion with the Borough Council and the Gurteens Board.

### **Consulting**

- 3.12 To ensure people were consulted on the draft Development Brief, a letter was sent to statutory consultees, local businesses and an informative leaflet to residents in advance of the public consultation period. The consultation letter informed the recipients of the draft Development Brief and how this document could be accessed and commented upon. The information provided details of the public exhibition and when the consultation would begin and end. A detailed review of the consultation process can be found at section 5, 'The Consultation Process'.

### **Participating**

- 3.13 The participation of stakeholders in the evolution of the draft Development Brief has been and continues to be important. From early discussions with Officers at SEBC and English Heritage it was also important to involve those who have an interest in the site.
- 3.14 The active participation of residents and other bodies has been achieved through the engagement of the community during the publicly accessible exhibition. The public exhibition provided a friendly opportunity for the public to view the main principles of the draft Development Brief and openly discuss any issues in relation to the development proposals with the representatives of D. Gurteen & Sons. Comment forms were available to complete on the day, or take away, as well as viewing copies of the draft Development Brief.

3.15 Providing access to the draft Development Brief has allowed a proper course of action to be taken for those with an interest in the site and to participate in the draft Development Brief's evolution.

#### **4 FEEDBACK**

4.1 Participants were offered the following options for commentary:

1. Comment forms to be either hand delivered to the Gurteens Factory;
2. Posted to Bidwells;
3. Sent to an email address set up by Bidwells and;
4. Posted on an online website messaging facility.

4.2 On the completion of the public consultation process, responses received have been summarised, considered and responded to. The information is incorporated into this Consultation Report. In addition to this document a revised draft Development Brief is submitted to St Edmundsbury Borough Council clearly identifying the changes made to the document in response to comments received.

4.3 Informing, participating, consulting and providing feedback define the main principles of the SEBC, SCI. The above information articulates how D. Gurteen & Sons has met these requirements and the methods used to achieve this.

4.4 The Statement of Community Involvement adheres to and positively responds to the 'protocol' process for the preparation of Development Briefs.

#### **5 THE CONSULTATION PROCESS**

5.1 This section outlines in more detail the process of consultation detailing each step taken to meet the requirements of the Borough Council.

##### **Meetings with Officers and Stakeholders**

5.2 Early meetings have taken place between the Officers at English Heritage, Planning and Economic Development Officers at SEBC and Planning, Urban Design, Building and Engineering Consultants. These meetings have helped to set the form, content and timetable for the preparation of the draft Development Brief and inform the consultation process.

##### **Letters sent to Statutory Consultees 18 December 2009**

5.3

- 5.4 Letters were sent to statutory consultees in accordance to the contact details provided by SEBC two weeks in advance of the start of the public consultation period. The letter is appended to the Report (appendix 1).

**Letters sent to Local Businesses 17 December 2009**

- 5.5 Letters were sent to local businesses in the immediate vicinity of the site two weeks in advance of the start of the public consultation period; this letter is appended at appendix 2.

**Leaflets delivered to local residents 18 December 2009**

- 5.6 Over 100 leaflets were delivered to local residents that are likely to be affected/ have an interest in the reuse and redevelopment proposals at Chantry Mills, Haverhill. The leaflet and a list of street names delivered to is shown in appendix 3.

**Letters sent to public venues to display material 22 December 2009**

- 5.7 To ensure that the public consultation material was fully accessible to the public, copies of the draft Development Brief, comment forms and public leaflets were sent to local public venues for viewing through out the public consultation period. These included SEBC offices in St Edmundsbury and Haverhill and also Haverhill library.

**Newspaper adverts in local papers week commencing 18 December 2009**

- 5.8 A newspaper advert was formally displayed in the Haverhill Weekly News for the week commencing 18 December 2009. This informed the entire town of the public consultation period and exhibition for the reuse and redevelopment of Chantry Mills. The advert can be seen in appendix 5. In addition to this advert and following a press release of the public consultation period the Haverhill Echo also advertised the public consultation for the site.

**Documents uploaded to Chantry Mills Web site 5 January 2010**

- 5.9 The draft Development Brief, public leaflet and comment form were all uploaded to the Chantry Mills website ready for the start of the public consultation period on 5 January 2010. The documents were accessible to internet users by accessing the website via the St Edmundsbury Council website. Details of the website link were provided in the pre consultation letters and flyers sent to consultees.

**28 day public consultation period 5 January – 1 February 2010**

- 5.10 The public consultation period sets out the timeframe in which to make representations on the draft Development Brief. Anybody wishing to make

5.11

- 5.12 representations was advised to do so by completing the comment form provided online or to send it in via post, email or the website commenting facility.

**Display of Public Exhibition Materials at Chantry Mills, Haverhill**

- 5.13 The public exhibition material showing the illustrative material for the reuse and redevelopment of Chantry Mills was on display in the reception area of Chantry Mills through the entire public consultation period. In addition to this copies of the draft Development Brief were available for viewing and comment forms available to fill in.

**Public exhibition 5 January 2010 2pm – 8pm, Gurteen Factory, High Street, Haverhill**

- 5.14 The public exhibition displayed illustrative material of the main concepts contained within the draft Development Brief. During this time the exhibition was attended by members of the Gurteen Board and by planners from Bidwells to allow open discussion with attendees. This was an event for the public to openly discuss the Chantry Mills reuse and redevelopment draft Development Brief. The material presented is appended to the report in appendix 7.

**Business presentation 14 January 2010 6pm – 8pm**

- 5.15 An additional presentation was held for local businesses who may wish to view and comment on the reuse and redevelopment of Chantry Mills, Haverhill. This was held on the evening of 14 January 2010, the list of attendees can be seen in appendix 8.
- 5.16 A small group of interested parties were also shown around the Gurteen Factory by a Gurteen Board member.

**Articles in Local Press after public exhibition**

- 5.17 Subsequent to the public exhibition on the 5 January 2010 press articles were released in local papers regarding the public consultation for the reuse and redevelopment of Chantry Mills, including the Haverhill Weekly News and Cambridge Evening News. The articles can be seen in appendix 9.

**Number of attendees**

- 5.18 During the course of the public exhibition over twenty interested persons attended the event and over the entire public consultation period 68 interested persons viewed the public exhibition material on display at Chantry Mills.
- 5.19 In total 37 comments have been received during the consultation period.

## 6 SUMMARY OF RESPONSES

- 6.1 This section of the Report provides a summary of responses received during the public consultation period, D. Gurteen & Sons response to those submissions and a schedule of changes made to the draft Development Brief.
- 6.2 All original letters, emails and comment forms received in relation to the public consultation can be seen in appendix 10. A table of representations is provided in appendix 11 summarising comments, providing a response by D. Gurteen & Sons and any actions or amendments to the draft Development Brief.

### **The Respondents**

- 6.3 A variety of interested persons have responded to the public consultation. The majority of respondents have been local residents. Local businesses and the Town Council have also provided responses to the public consultation. A summary of the main points is presented below to reflect the comments received from respondents.

### **Suggested Uses**

- Commercial
- Retail
- Office
- Leisure – fitness centre, gym, health and beauty centre
- Residential
- Café / restaurant
- Education
- Museum, gallery, public exhibition space
- Indoor market

### **Demolition of Existing Buildings**

- Significant part of the site would benefit from redevelopment
- Sympathetic redevelopment
- Needs development to ensure that the site does not fall into disrepair
- Remove outer perimeter walls of Chantry Mills

### **Conservation of Buildings**

- Elements of historic interest should be preserved
- Grade II listed building
- Preserve 'Caroline'
- Preserve French Gothic building
- Preserve a limited portion of the buildings

### **Accessibility**

- Impact of traffic generated from reuse and redevelopment
- Support direct access to the churchyard
- Promote pedestrian priority over vehicular traffic
- Preserve French Gothic roofline

### **Other**

- Integrate the site into its surroundings
- Site redevelopment would enhance and promote the town centre

### **Informing the Development Brief**

6.4 After reviewing and considering the responses received by interested parties the following section informs how the responses received have informed the evolution of the draft Development Brief.

6.5 Consultation with English Heritage is ongoing and additional comments have been received on the draft Development Brief. These additional comments continue to be under discussion with English Heritage, the Borough Council and the Gurteens Board.

6.6 The insertion of the below text has been added to the 'Description of the site' section of the draft Development Brief:

*"The site lies within the Conservation Area and the buildings are Listed Grade II (a single listing applies to the whole site). The site lies directly adjacent to the town centre and a number of important features, including existing car parking, the Grade II listed St. Mary's Church and churchyard. (Appendix A for the site and Appendix B for the site and its surroundings)"*

6.7 Rewording of an additional paragraph in the same section 'Description of the site' has also been amended and now reads as follows with the changed wording shown in italics.

"Given the changing requirements of modern business, the complex of buildings remaining on the site are no longer ideal for *large scale* manufacturing or storage. The former factory buildings have a number of floor level changes with a considerable number of vertical divisions all restricting the amount of open space,



ease of movement and the accommodation of large machinery. The former factory buildings [buildings 4 and 8 above] are of functional design, many with simple cast iron framework supporting glass roofing. Although maintenance of these buildings *in their current form and condition* is increasingly expensive for its existing use and no detailed building survey has been undertaken, there is no current indication that the buildings are structurally unsound or incapable of reuse for some purpose. Other buildings on the site, including the single and two storey entrance range (building *and* French Gothic Warehouse (building 7) are in good condition and can accommodate a variety of alternative uses. These buildings have already been successfully converted to a mix of retail and office uses."

6.8 The following text has been inserted to the 'Development Guidelines' section after the paragraph 'as a Grade II listed building (a single listing applies to the whole site) the decision of the local planning authority on any application for planning permission or listed building consent may require referral to English Heritage for their comment' and reads as

- *"for works for the demolition of a principal grade II (unstarred) listed building;*
- *for works for the alteration of any grade II (unstarred) listed building which comprise or include:*

*(i) the demolition of a principal external wall of the principal building\*;* or

*(ii) the demolition of all or a substantial part of the interior of the principal building\**

*\* For these purposes*

*a) a proposal to retain less than 50 per cent of the surface area of that part of a principal building represented on any elevation (ascertained by external measurement on a vertical plane, including the vertical plane of any roof) shall be treated as a proposal for the demolition of a principal external wall;*

*b) a proposal to demolish any principal internal element of the structure including any staircase, load bearing wall, floor structure or roof structure shall be treated as a proposal for the demolition of a substantial part of the interior."*

6.9 The 'Principles for reuse and redevelopment: 2 Uses' has also been to read as follows with the wording added in italics.

6.10 It follows from the vision that although residential uses may provide the predominant future use, single, residential use would not necessarily be the most appropriate future for the site. The mix, scale and siting of uses will have regard to the

presumption to retain Listed Buildings, the achievement of the objectives and vision for town centre regeneration and the overall economic viability and deliverability of an appropriate scheme. *In considering the most appropriate uses for the site applicants should have regard to advice contained in PPG15.*

*"It [judging the best use] requires balancing the economic viability of possible uses against the effect of any changes they entail in the special architectural and historic interest of the building or area in question. In principle the aim should be to identify the optimum viable use that is compatible with the fabric, interior and setting of the historic building".*

It is anticipated that, subject to the above considerations, the most appropriate scheme will contain a mix of uses, including residential, retail, office and leisure.

- 6.11 The above information details the text changes made to the draft Development Brief as a result of the consultation process.

## 7 **CONCLUSIONS**

- 7.1 This document has detailed the process and outcomes for public consultation relating to the draft Development Brief prepared for the reuse and redevelopment of Chantry Mills. It has provided information as to the approach taken to deliver the requirements of the St Edmundsbury Borough Council's adopted Statement Community Involvement and the protocol for the production of a Development Brief. This Report has provided an accurate summary of the consultation submissions, D. Gurteen & Sons responses to those submissions and a schedule of changes made to the draft Development Brief.



APPENDIX I:

LETTERS SENT TO STATUTORY CONSULTEES

Your ref:  
Our ref: KN/CR/SU86600001  
dd: 01223 559563  
df: 01223 559 436  
e: [knotay@bidwells.co.uk](mailto:knotay@bidwells.co.uk)  
Date: 18 December 2009



Dear

**Draft Development Brief, Chantry Mill, Haverhill**

I write on behalf of our client, D. Gurteen & Sons, to inform you that you/your organisation have been identified as an interested party with respect to the future reuse and redevelopment of the above site.

The draft Development Brief for Chantry Mills will be subject to a public consultation and this will commence on Tuesday 5 January 2010 to Monday 1 February 2010.

We will be holding a public exhibition on the draft Development Brief at:

Chantry Mill  
High Street  
Haverhill

Date/Time: Tuesday 5 January 2010 2pm – 8 pm

The development team will be present during this exhibition to help answer any queries you may have.

The draft Development Brief can be viewed at St Edmundsbury Borough Council Offices and Haverhill Library. In addition to this draft Development Brief will be available online from the St Edmundsbury Borough Council website from 5 January 2010. The public exhibition materials will remain in the reception area of Chantry Mill on weekdays between 10am – 4pm for viewing during the consultation period.

Upon completion of the consultation and after analysis of the responses received, D. Gurteen & Sons will make necessary changes to the draft Development Brief and then submit this to the Borough Council for approval. The submitted document will also be accompanied by a statement of public consultation.

If you have any comments on the draft Development Brief please email us at [chantrymills@bidwells.co.uk](mailto:chantrymills@bidwells.co.uk).

In the meantime should you have any queries, please contact me.

Yours sincerely

A handwritten signature in blue ink that reads "Knotay".

Kiran Notay BA (hons)  
**Planner**

EG Property Adviser of the Year 2009 - Eastern Region.

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Registered office: Bidwell House Trumpington Road Cambridge CB2 9LD.  
A list of members is available for inspection at the above address.



### Statutory Consultee Schedule of Addresses

Contact	Address
Ms Andrea Mayley	Economic Development St Edmundsbury Borough Council West Suffolk House Western Way Bury St Edmunds Suffolk IP33 3YU
The Secretary	Ancient Monuments Society St Ann's Vestry Hall 2 Church Entry London EC4V 5HB
The Secretary	Council for British Archaeology St Mary's House 66 Bootham York YO30 7BZ
Ms Christine Leveson	Conservation St Edmundsbury Borough Council West Suffolk House Western Way Bury St Edmunds Suffolk IP33 3YU
G Gardiner	Ramblers Association 5 West End Woodditton Newmarket Suffolk CB8 9SN
Mr Gordan Musset	Haverhill Town Council Haverhill Arts Centre High Street Haverhill Suffolk CB9 8AR
Ms Jaki Fisher	St Edmundsbury Borough Council West Suffolk House Western Way Bury St Edmunds Suffolk IP33 3YU
Ms Jackie Gillis	Countryside Access Team Environment & Transport 8 Russell Road Ipswich IP1 2BX

Mr James Lemon	Land Contamination St Edmundsbury Borough Council West Suffolk House Western Way Bury St Edmunds Suffolk IP33 3YU
Mr Kevin La Porte	English Heritage East England Region 24 Brooklands Avenue Cambridge CB2 2BU
Ms Tina Hanks	Haverhill Town Centre Manager St Edmundsbury Council Offices Lower Downs Slade Haverhill Suffolk CB9 9EE
Mr Peter Gudde	Environmental Health St Edmundsbury Borough Council West Suffolk House Western Way Bury St Edmunds Suffolk IP33 3YU
Ms Simone Bullion	Suffolk Wildlife Trust Brooke House The Green Ashbocking Ipswich IP6 9JY
Mr Stephen Cordery	Environment and Transport SCC Highways Endeavour House 8 Russell Road Ipswich IP1 2BX
The Secretary	Society for Protection of Ancient Buildings 37 Spital Square London E1 6DY
The Secretary	The Georgian Group 6 Fitzroy Street London W1P 6DX
The Secretary	The Victorian Society 1 Priory Gardens Bedford Park London W4 1TT

The Secretary	Twentieth Century Society 70 Crowcross Street London EC1M 6BP

Your ref: KN/CR/SU86600001  
Our ref: 01223 559563  
dd: 01223 559 436  
df: [knotay@bidwells.co.uk](mailto:knotay@bidwells.co.uk)  
e: 18 December 2009  
Date:



Trumpington Road  
Cambridge CB2 9LD  
t: 01223 841841  
f: 01223 845150  
[bidwells.co.uk](http://bidwells.co.uk)

Dear Councillor

**Draft Development Brief, Chantry Mill, Haverhill**

I write on behalf of our client, D. Gurteen & Sons, to inform you that you/your organisation have been identified as an interested party with respect to the future reuse and redevelopment of the above site.

The draft Development Brief for Chantry Mills will be subject to a public consultation and this will commence on Tuesday 5 January 2010 to Monday 1 February 2010.

We will be holding a public exhibition on the draft Development Brief at:

Chantry Mill  
High Street  
Haverhill

Date/Time: Tuesday 5 January 2010 2pm – 8 pm

The development team will be present during the exhibition to help answer any queries you may have.

A copy of the draft Development Brief has been provided to you in the enclosed CD. In addition to this, hard copies of the draft Development Brief can be viewed at St Edmundsbury Borough Council Offices and Haverhill Library. In addition to this draft Development Brief will be available online from the St Edmundsbury Borough Council website from 5 January 2010. The public exhibition materials will remain in the reception area of Chantry Mill on weekdays between 10am – 4pm for viewing during the consultation period.

Upon completion of the consultation and after analysis of the responses received, D. Gurteen & Sons will make necessary changes to the draft Development Brief and then submit this to the Borough Council for approval. The submitted document will also be accompanied by a statement of public consultation.

If you have any comments on the draft Development Brief please email us at [chantrymills@bidwells.co.uk](mailto:chantrymills@bidwells.co.uk).

In the meantime should you have any queries, please contact me.

Yours sincerely

A handwritten signature in blue ink that reads "Knotay".

Kiran Notay BA (hons)  
**Planner**

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Registered office: Bidwell House Trumpington Road Cambridge CB2 9LD.  
A list of members is available for inspection at the above address.





## Councillor Addresses

Contact	Address
Councillor Les Ager	20 Roman Way Haverhill Suffolk CB9 OAP
Councillor Jack Anderson	24 Chapelwent Road Haverhill Suffolk CB9 9SD
Councillor Jeremy Farthing	Foxden House Denham Barrow Suffolk IP29 5EQ
Councillor Anne Gower	9 Chivers Road Haverhill Suffolk CB9 9DS
Councillor Timothy Marks	Walnut Brook Withersfield Road Haverhill Suffolk CB9 7RN
Councillor Paul McManus	2 Gurlings Close Haverhill Suffolk CB9 OEG
Councillor Gavin Price	8 Sandpiper Close Haverhill Suffolk CB9 OJH
Councillor Adam Whittaker	Jessimine Cottage Haverhill Road Little Wratting Haverhill Suffolk CB9 7UD
Mr Gordan Mussett	Haverhill Arts Centre Haverhill Town Council High Street Haverhill Suffolk CB9 8AR



APPENDIX 2:

LETTERS SENT TO LOCAL BUSINESSES

Your ref:  
Our ref: KN/CR/SU86600001  
dd: 01223 559563  
df: 01223 559436  
e: [knotay@bidwells.co.uk](mailto:knotay@bidwells.co.uk)  
Date: 17 December 2009



Trumpington Road  
Cambridge CB2 9LD  
t: 01223 841841  
f: 01223 845150  
[bidwells.co.uk](http://bidwells.co.uk)

Dear Owner/Occupier

■  
**Draft Development Brief: Chantry Mill, Haverhill**

I write on behalf of our client, D. Gurteen & Sons, to inform you that you/your organisation have been identified as an interested party with respect to the future reuse and redevelopment of the above site.

The draft Development Brief for Chantry Mills will be subject to a public consultation and this will commence on Tuesday 5 January 2010 to Monday 1 February 2010.

We will be holding a public exhibition on the draft Development Brief at:

Chantry Mill  
High Street  
Haverhill

Date/ Time: Tuesday 5 January 2010 2pm – 8pm

The development team will be present during this time to help answer any queries which you may have. The public exhibition materials will remain in the reception area of Chantry Mill on weekdays between 10am – 4pm for viewing during the consultation period.

In addition to the public exhibition as above, D. Gurteen & Sons would like to invite you to an additional presentation for the reuse and redevelopment of the site which will be presented to local businesses. It is proposed that this presentation takes place on the evening of 14 January 2010 at 6pm – 8pm. If you would be interested in attending this presentation, it would be appreciated if you could reply to us by email at [chantrymills@bidwells.co.uk](mailto:chantrymills@bidwells.co.uk) by 5pm on 13 January 2010.

The draft Development Brief can be viewed at St Edmundsbury Borough Council Offices and Haverhill Library. In addition to this draft Development Brief will be available online from the St Edmundsbury Borough Council website from 5 January 2010.

Upon completion of the consultation and after analysis of the responses received, D. Gurteen & Sons will make necessary changes to the draft Development Brief and then submit this to the Borough Council for approval. The submitted document will also be accompanied by a statement of public consultation.

If you have any comments on the draft Development Brief please email us at [chantrymills@bidwells.co.uk](mailto:chantrymills@bidwells.co.uk).

In the meantime should you have any queries, please contact me.

Yours sincerely

Kiran Notay BA (hons)  
**Planner**

EG Property Adviser of the Year 2009 - Eastern Region.

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Registered office: Bidwell House Trumpington Road Cambridge CB2 9LD.  
A list of members is available for inspection at the above address.



### Chantry Mills, Haverhill: Target Business List

Name of Company	Address of Company
Haverhill Chamber of Commerce c/o Gold Appointments Ltd	Unit 28 Hollands Business Centre, Haverhill, Suffolk, CB9 8PU
Haverhill Enterprise c/o Herbert & Sons Ltd	Rookwood Way, Haverhill, Suffolk, CB9 8PD
Haverhill and District Rotary Club	The Haverhill Golf Club, Coupals Road, Haverhill, Suffolk, CB9 7UW
The Hamlet	44 Hamlet Road, Haverhill, Suffolk. CB9 8QQ
Dizzy's Day Nursery	24 Hollands Road, Haverhill, Suffolk. CB9 8PR
Rhythm & Rhyme Plus	Salvation Army Hall, Chantry Road, Haverhill, Suffolk. CB9 8BE
The Centre for Computing History	The Counting House, High Street, Haverhill, Suffolk. CB9 8NT
Haverhill & District Local History Centre	Town Hall Arts Centre, High Street, Haverhill, Suffolk. CB9 8AR
Haverhill Local History Group	Haverhill Arts Centre High St, Haverhill, Suffolk CB9 8AA
W S Training	Weavers Mill, Chantry Mills, High Street, Haverhill, Suffolk. CB9 8AZ
Haverhill Festival	Haverhill Town Council, Arts Centre, High Street, Haverhill, Suffolk. CB9 8HF
Town Hall Arts Centre	High Street, Haverhill, Suffolk. CB9 8AR
The Burton Centre	Camps Road, Haverhill, Suffolk. CB9 8HB
Handmade in Hundon Limited	Millside, Mill Road, Hundon, Haverhill, Suffolk. CO10 8EH
Haverhill Show	Haverhill Echo, 7 Queens Square, Haverhill, Suffolk. CB9 9EG
Have-a-disco	Room 6, Heazeworth House, 17 - 19 Hamlet Road, Haverhill, Suffolk. CB9 8EE
Castle Manor Business & Training Centre	21-27 Hollands Road, Haverhill, Suffolk. CB9 8PU
KAD Holdings Ltd	42 Hollands Road, Haverhill, Suffolk. CB9 8SA
MENTA (Haverhill)	Hollands Business Centre, Hollands Road, Haverhill, Suffolk. CB9 8PU
Murrays Holdings	1 Queen Street, Haverhill, Suffolk. CB9 9DZ
Front Office Support	Holland's Business Centre, 21-27 Hollands Road, Haverhill, Suffolk. CB9 8PU

PreView Property Services	6b High Street, Chantry Mills, Haverhill, Suffolk. CB9 8AA
Cheffins	Cavendish House, 27a High Street, Haverhill, Suffolk. CB9 8AD
CXG Property Services	72 High Street, Haverhill, Suffolk. CB9 8AF
Samuel's Independent Estate Agents	36 Queen Street, Haverhill, Suffolk. CB9 9EF
BYchoice	67 High Street, Haverhill, Suffolk. CB9 8AH
Abbotts Countrywide	45a High Street, Haverhill, Suffolk. CB9 8AH
Balmforth Estate Agents	12 High Street, Haverhill, Suffolk. CB9 8AR
Stylize Display Graphics	3 Hollands Road, Haverhill, Suffolk. CB9 8PU
Specialized Print	SPL House, Station Road Corner, Haverhill, Suffolk. CB9 0EU
The Panda Group	1 The Holland Centre, Holland's Road, Haverhill, Suffolk. CB9 8PR
Quayside Online	PO BOX 110, Haverhill, Suffolk. CB9 7ZR
Brimsdon Design Print Copy	Unit 4 Sarah court, Piperell way, Haverhill, Suffolk. CB9 8PA
RM Design Print	11 Downs Place, Haverhill, Suffolk. CB9 9LD
Squadron Prints Ltd	The Sky Studio, 22 Chantry Road, Haverhill, Suffolk. CB9 8BE
The 1st Floor Gallery	1 Lower Downs Slade, Haverhill, Suffolk. CB9 9ED
Glasswells Ltd	55 High Street, Haverhill, Suffolk. CB9 8AH
Haverhill Furniture Ltd	1-3 Queens Square, Haverhill, Suffolk. CB9 9EG
Suffolk Pine Furniture	91 High Street, Haverhill, Suffolk. CB9 8AN
Suffolk Furniture Partnership	Unit 6 21-27 Hollands Business Centre, Hollands Road, Haverhill, Suffolk. CB9 8PU
Henderson's Newsagents	40 High Street, Haverhill, Suffolk.
Martins the Newsagent	27 High Street, Haverhill, Suffolk. CB9 8AD
Premier Convenience Store	23 Queen Street, Haverhill, Suffolk. CB9 9DZ
Billson Opticians	10 Queens Square, Haverhill, Suffolk. CB9 9EG
Dolland & Aitchison	41 High Street, Haverhill, Suffolk. CB9 8AH
Wardale Williams	1 Camps Road, Haverhill, Suffolk. CB9 8HB
Specsavers	8 The Chantry, High Street, Haverhill, Suffolk. CB9 8AR



APPENDIX 3:

LEAFLETS DELIVERED TO LOCAL RESIDENTS/ BUSINESSES



# PUBLIC EXHIBITION CHAUNTRY MILLS, HAVERHILL



D Gurteen & Sons are in the process of preparing a draft Development Brief for the re-use and redevelopment of Chantry Mills, Haverhill.

Bidwells, on behalf of D Gurteen & Sons would like to invite you to a public exhibition to find out more about the emerging proposals. Representatives from the development team will be available to answer any queries you may have on Tuesday 5 January between 2pm – 8pm and help explain the evolving development proposals for the site.

The consultation period is from Tuesday 5th January to Monday 1st February 2010.

Please note that the exhibition material will be available for viewing in the reception area of Chantry Mill on weekdays between 10am – 4pm.

For further information please refer to the St Edmundsbury Borough Council website (from the 5th January 2010). Copies of the draft Development Brief and associated material will also be available for viewing in Haverhill Library and the Borough Council offices from 5 January 2010.

**Date:** Tuesday 5th January

**For further information email**  
[chantrymills@bidwells.co.uk](mailto:chantrymills@bidwells.co.uk)

**Time:** 2pm – 8pm

**Venue:** Chantry Mills, High Street, Haverhill

**BIDWELLS**

<b>Neighbours</b>						
Preview Property Services	6b		High Street		Haverhill	CB9 8AA
Stevens Solicitors	2		High Street		Haverhill	CB9 8AX
Suffolk Insurance Consultants Ltd	2-6		High Street		Haverhill	CB9 8AX
T Strowger Ltd	6a		High Street		Haverhill	CB9 8AA
Lloyds Tsb Bank Plc	8		High Street		Haverhill	CB9 8AB
Chapman & Son	10		High Street		Haverhill	CB9 8AX
Balmforth Estate Agents	12		High Street		Haverhill	CB9 8AR
Valentine & Co	12a		High Street		Haverhill	CB9 8AR
Your Move	16		High Street		Haverhill	CB9 8AT
Ipswich Bldg Soc	16a		High Street		Haverhill	CB9 8AR
	1		Quakers Lane		Haverhill	CB9 8AU
	2		Quakers Lane		Haverhill	CB9 8AU
	3		Quakers Lane		Haverhill	CB9 8AU
	4		Quakers Lane		Haverhill	CB9 8AU
Haverhill Ex Servicemens Club			Quakers Lane		Haverhill	CB9 8AU
	1		Maypole Terrace		Haverhill	CB9 8BJ
	2		Maypole Terrace		Haverhill	CB9 8BJ
	3		Maypole Terrace		Haverhill	CB9 8BJ
	4		Maypole Terrace		Haverhill	CB9 8BJ
	13		Mill Road		Haverhill	CB9 8BD
	13a		Mill Road		Haverhill	CB9 8BD
The Steak Inn	11		Mill Road		Haverhill	CB9 8BD
Boots The Chemists Ltd	15		Mill Road		Haverhill	CB9 8AD
	60		Mill Road		Haverhill	CB9 8BD
	62		Mill Road		Haverhill	CB9 8BD
	64		Mill Road		Haverhill	CB9 8BD
	66		Mill Road		Haverhill	CB9 8BD
	58		Mill Road		Haverhill	CB9 8BD
	56		Mill Road		Haverhill	CB9 8BD



			54	Mill Road	Haverhill	CB9 8BD
			52	Mill Road	Haverhill	CB9 8BD
			50	Mill Road	Haverhill	CB9 8BD
			34	Mill Road	Haverhill	CB9 8BD
			32	Mill Road	Haverhill	CB9 8BD
			30	Mill Road	Haverhill	CB9 8BD
			28	Mill Road	Haverhill	CB9 8BD
			26	Mill Road	Haverhill	CB9 8BD
			24	Mill Road	Haverhill	CB9 8BD
		22a		Mill Road	Haverhill	CB9 8BD
		22b		Mill Road	Haverhill	CB9 8BD
			20	Mill Road	Haverhill	CB9 8BD
		20a		Mill Road	Haverhill	CB9 8BD
		20b		Mill Road	Haverhill	CB9 8BD
White Swan			22	Mill Road	Haverhill	CB9 8BD
			18	Mill Road	Haverhill	CB9 8BD
			16	Mill Road	Haverhill	CB9 8BD
			14	Mill Road	Haverhill	CB9 8BD
			12	Mill Road	Haverhill	CB9 8BD
			10	Mill Road	Haverhill	CB9 8BD
			8	Mill Road	Haverhill	CB9 8BD
			6	Mill Road	Haverhill	CB9 8BD
			4	Mill Road	Haverhill	CB9 8BD
Hackett & Hammond		4a		Mill Road	Haverhill	CB9 8BD
The Drabbet Smock PH		5--6		Peas Market Hill	Haverhill	CB9 8BB
			4	Chauntry Road	Haverhill	CB9 8BE
Clay Cottage			2	Chauntry Road	Haverhill	CB9 8BE
			1	Chauntry Road	Haverhill	CB9 8BE
				Chauntry Road	Haverhill	CB9 8BE
				Chauntry Road	Haverhill	CB9 8BE
				Chauntry Road	Haverhill	CB9 8BE





APPENDIX 4:

WEBSITE MATERIAL

## **CHAUNTRY MILLS, HAVERHILL**

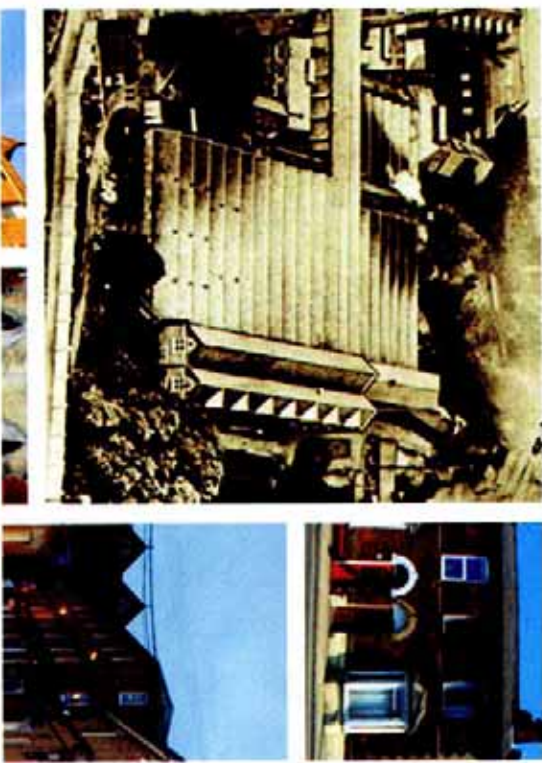


**Welcome to the public consultation event for the Chauntry Mills, Haverhill, draft Development Brief.**

The consultation provides opportunity for interested parties to find out how the draft Development Brief is progressing and comment on the draft information. The draft Development Brief has been prepared by D. Gurteen and Sons in consultation with St Edmundsbury Borough Council.



**View the Proposal**





**CHAUNTRY MILLS, HAVERHILL**

A Development Brief is being prepared for the Chantry Mills site to help inform the physical and policy constraints operating on the site. The Development Brief will not recommend a particular development proposal but will provide information to inform appropriate development proposals for the site.

Consultation with the public is an important part of the Development Brief process and below are links to enable you to view the consultation documents.

[Draft Development Brief](#) [Comment Form](#)

[The Exhibition Flyer](#)





[Download PDF](#)



[Download PDF](#)



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Site by creativesponge | Accessibility



## **CHAUNTRY MILLS, HAVERHILL**



We encourage and value your comments on the draft Development Brief. Your views and contributions to the process are important and will be actively considered as part of the further evolution of the Development Brief. A report will be compiled detailing all the comments received and the way in which these have been considered. This report will be submitted to St Edmundsbury Borough Council prior to the approval of the draft Development Brief.


If you wish to comment on the draft Development Brief please complete the comments form below or download the comments form.

The consultation period closes at 5pm on Monday 1 February 2010.



\*Mandatory field

**Title:**

Please select 

**Initial:**

**Surname:**

**Address:**

**Postcode:**

**Please give your views on the proposals.:**

**Email address\*:**




Data will be held by Bidwells. Your comments, name and address details may be given to St Edmundsbury Borough Council. Your details will not be passed on to any third parties. By giving us your details you agree to this.

**Are you a:**

- Local Resident
- Parish Councillor
- District Councillor
- Town Councillor
- Local Business

Data will be held by Bidwells. Your comments, name and address details may be given to St Edmundsbury Borough Council. Your details will not be passed on to any third parties. By giving us your details you agree to this.

 **Submit**



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[Building Control](#)

[Conservation](#)

[Do I need planning permission?](#)

[Enforcement](#)

[Frequently asked questions Planning](#)

[Information](#)

[Local Land and Property Gazetteer \(LLPG\)](#)

[Local Land Charges](#)

[Planning appeals and appeal register](#)

[Planning applications](#)

[Planning guidance for businesses](#)

[Planning Helpdesk](#)

[Planning policy](#)

[Street naming and numbering](#)

[Trees, hedges and landscapes](#)

### What's new What's new and coming up

Welcome to St Edmundsbury's Planning web pages. These pages are designed to help you find the information you need to search for planning applications, make planning applications and give you advice and guidance on Planning Policy within this borough.

We are continually updating these pages and welcome all feedback from users. If you experience problems navigating these pages please contact our Planning Helpdesk on 01284 757675 or email [planning.helpdesk@stedsbcb.gov.uk](mailto:planning.helpdesk@stedsbcb.gov.uk). If there are any developments or improvements to these pages that would make them easier or more convenient for you to use them please let us know.

Planning issues are of great importance to councillors and officers at St Edmundsbury and we hope these webpages help you find the service you need.



**Patsy Dell, Head of Planning and Engineering Services**

Development Control	Building Control	Conservation	Planning Policy	Support services
<a href="#">Application forms</a>	<a href="#">How to make a building regulation application and appropriate charges</a>	<a href="#">Article 4 Directions</a>	<a href="#">Core Strategy Examination</a>	<a href="#">Borough map (PDF22Kb)</a>
<a href="#">Planning fees (PDF 84Kb)</a>	<a href="#">Submit your building regulations online</a>	<a href="#">Conservation areas</a>	<a href="#">Concept statements, masterplans and development briefs</a>	<a href="#">Information</a>
<a href="#">Planning applications</a>	<a href="#">Building regulations charges from January 2010 (PDF 56Kb)</a>	<a href="#">Conservation area appraisals</a>	<a href="#">Haverhill Masterplan Vision Statement and Queen street Improvements Consultation</a>	<a href="#">Local Land Charges</a>
<a href="#">Discharge of conditions and material samples form</a>	<a href="#">Planning and building regulations enquiry form (PDF 418Kb)</a>	<a href="#">Conservation leaflets</a>	<a href="#">Background to Local Development Framework</a>	<a href="#">Local Land and Property Gazetteer (LLPG)</a>
<a href="#">Owner notification forms</a>	<a href="#">Do I need building control regulations?</a>	<a href="#">Conservations areas maps</a>	<a href="#">Strategic Housing land availability assessment studies</a>	<a href="#">Street naming and numbering</a>
<a href="#">Submit planning application online</a>	<a href="#">Exemptions</a>	<a href="#">Listed buildings</a>	<a href="#">Sustainable Development Panel (reports and dates)</a>	
<a href="#">View applications online</a>	<a href="#">Dangerous structures and demolitions</a>	<a href="#">Listed parks and gardens</a>	<a href="#">Core Strategy</a>	
<a href="#">Planning Guidance</a>	<a href="#">Inspecting works and completion certificates</a>	<a href="#">Request to list a building</a>	<a href="#">Studies</a>	
<a href="#">Householder guide to planning permission</a>	<a href="#">Common queries</a>	<a href="#">Links to useful websites</a>	<a href="#">Local Development Framework Consultations</a>	
<a href="#">Planning guidance for businesses</a>			<a href="#">Chantry Mills Consultation</a>	
<a href="#">Development Control (Planning) Committee Agenda</a>	<a href="#">New house warranty (PDF 20Kb)</a>		<a href="#">First Round Site Specific Allocations (SS's)</a>	
<a href="#">Enforcement</a>	<a href="#">Guidance and advice</a>		<a href="#">Second Round Site Specific Allocations (WS's)</a>	

Trees, hedges and landscapes	Building excellence awards	St Edmundsbury Borough Replacement Local Plan 2016		
Planning Appeals and Appeals Register	Links to relevant pages	Queen Street, Haverhill		
Planning Portal				
Planning Helpdesk				
OS site plans				
Copying charges (PDF 16Kb)				
Frequently asked questions				
Minor Amendments (PDF 41Kb)				
Planning policy guidance and statements				
Links to relevant web pages				





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Concept statements, masterplans and development briefs

Core Document Library

Core Strategy Examination

Core Strategy Issues and Options

Core Strategy Preferred Options

East of England Plan to 2031

First Round Site Specific Allocations (SS's)

Haverhill Masterplan Vision Document

LDF response forms

Local Development Framework consultations

Local development framework

Local Plan

National and regional policy documents

North West Haverhill Community Planning Event

Queen Street

Second Round Site Specific Allocations (WS's)

Strategic Housing Land Availability Assessment

Studies

The Core Strategy

## Concept statements, masterplans and development briefs

The Adopted Replacement Local Plan 2016 allocates a number of development sites for various uses which, because of the size, location and neighbouring uses and the uses proposed on the site, require a masterplan. As part of this process the borough council will prepare a concept statement for each of the sites. The subsequent masterplans will need to be prepared by developers in consultation with stakeholders, agreed with the borough council and must be in line with the concept statement for the site.

### Concept statements

A concept statement is a simple, clear expression of the kind of place that a new development should create. It sets out how the policies and objectives of the Local Plan will apply to a specific site in order to deliver the best possible economic, social and environmental benefits. It is prepared by the borough council and is the subject of consultation before it is approved. The following concept statements have been adopted:

- Vinefields Farm, East Close, Bury St Edmunds
- Land east of Suffolk Business Park (PDF 278Kb)
- North-west Haverhill
- Station Hill and Tayfen Road
- Ixworth

### Masterplans

Masterplans are also subject to consultation by developers before being submitted to the council for approval as planning guidance.

As identified in policy DS4 of the adopted Replacement Local Plan 2016, developers will be required to fund the preparation of a masterplan for the following sites:

1. Vinefields Farm, Bury St Edmunds BSE2
2. Station Hill Redevelopment area, Bury St Edmunds, BSE6
3. Land East of Suffolk Business Park, Bury St Edmunds, BSE3
4. British Sugar Site, Compiegne Way, Bury St Edmunds, BSE5
5. Tayfen Rd Development area PDF 3.8Kb), Bury St Edmunds, BSE9
6. West Suffolk Hospital, Bury St Edmunds, BSE14
7. West Suffolk College, Bury St Edmunds, BSE16
8. Western Way Development area, Bury St Edmunds, BSE17
9. Hardwick Industrial Estate (PDF 1.3Mb), Bury St Edmunds, BSE1(f)
10. North-West Haverhill, HAV2
11. Hanchett End Business Park, Haverhill, HAV3
12. Land off Crown Lane, Ixworth, RA2(b)
13. Former Fireworks Factory (PDF 68Kb), Chedburgh, RA1(b)

In addition, masterplans have been prepared and approved for the following sites:

- Risby Business Park, Risby (PDF 310Kb)
- Moreton Hall East (PDF 900Kb)

### Development briefs

The Adopted Replacement Local Plan 2016 permits major development only where proposals accord with any relevant briefs approved by the Local Planning Authority. The following Development Briefs have been adopted.

- Shire Hall

1. Shire Hall Development Brief Final (PDF 10.8Mb)
2. Appendix A - Character Assessment (PDF 2.3Mb)
3. Figure 1 - Site Location Plan (PDF 144Kb)
4. Figure 2 - Site Location Plan (PDF 151Kb)
5. Figure 3 - Constraints Plan (PDF 2.5Mb)
6. Figure 4 - Extract from Bury St Edmunds Local Plan (PDF 421Kb)
7. Figure 5a - Development Concept (PDF 223Kb)

- Stanton (PDF 2.09Mb)

You have the opportunity to comment on the future use of an historic town centre site in Haverhill.

The site is at Chantry Mill, which is a substantial Grade II listed building occupied by D Gurteen and Sons. The building is no longer used for manufacturing and is now used as a warehouse and administrative base for the company.

The site lies within the town centre of Haverhill, which has been the focus of significant regeneration and investment in recent times. Chantry Mills is one of the most important buildings in the town centre and should be kept, although it may be difficult to accommodate new uses within it.

To help those who may wish to invest in the site, the agents Bidwells have produced a document (development brief) which sets out principles governing any future development proposals for the site. Take a look at Bidwells Public Consultation for Chantry Mills



APPENDIX 5:

NEWSPAPER ADVERTS







Public Notices

**MA HIGHWAYS**  
AGENCY

**MAHWA'S AGENCY  
AND TRAFFIC REGULATION ACT 1984 -  
SECTION 14(1)(a)  
M11 MOTORWAY JUNCTION 9 TO JUNCTION  
CAMBRIDGESHIRE  
PROBATIONARY RESTRICTION AND PROHIBITION OF  
TRAFFIC ORDER 2009**

THE IS HEREBY GIVEN that the Secretary of State for Transport has made an Order on the M11 Motorway in Cambridgeshire, to provide a safe working environment for contractors whilst carrying out resurfacing works, between Junctions 10 and 11.

The Order will close overnight between 8pm-6am every Thursday, 8pm-5am Fridays, 7pm-1am Saturdays and 8pm-4pm Sundays and are expected to come into effect Monday 4 January 2010 and last for a period of 3 months. The Order will come into force on 1st November 2009 and have a maximum duration of 3 months.

The Order will be to -  
close to turn, the northbound and southbound carriageways of the M11 between the junctions with the entry and exit slip roads at Junctions 10 and 11, including those slip roads; and  
impose a 50 miles per hour speed limit, for 24 hours during the period of the Order, to ensure the safety of the traffic and to accommodate overnight works, on the M11.

Northbound carriageway between the centre point of Junction 9 and the centre point of Junction 10 and 300 metres north of the Centre Point of J10  
Boreing Institute Overbridge, north of Junction 11 including the northbound entry and exit slip roads at Junctions 10 and 11, and

southbound carriageway between the centre point of Highgate Farm Overbridge at Junction 12 and 500 metres north of the centre point of Duxford George Overbridge south of Junction 12, including the southbound entry and exit slip roads at Junctions 10 and 11.

For the closure -

traffic wishing to join the M11 southbound at J14 will be diverted via the A14 eastbound to J35 at Snow cum Quy, the A1302 eastbound to join the A1304 southbound, the A111 and either the A505 to M11 J10 at Duxford or the M11 Spur Road to M11 J8.

Public Notices

# BIDWELLS

On behalf of the D. Gurteen & Sons

D. Gurteen & Sons are in the process of preparing a draft Development Brief for the re-use

and redevelopment of Chauntry Mill, Haverhill.

Bidwells, on behalf of D. Gurteen & Sons, would like to invite you to a public exhibition to find out more about the developing proposals. Representatives of the development team will be available to explain more about the emerging Development Brief and answer any questions you may have.

Date/Time: Tuesday 5 January 2010 2pm - 8pm

Venue: Chauntry Mill, off Mill Road, Haverhill

The consultation period runs from Tuesday 5 January 2010 to Monday 1 February 2010 (5pm).

Please note that the exhibition material will be available for viewing in the reception area of Chauntry Mill on weekdays between 10am - 4pm.

For further information please refer to St Edmundsbury Borough Council website (from 5 January 2010) or contact us by email at [chauntrymills@bidwells.co.uk](mailto:chauntrymills@bidwells.co.uk)

WEEKLY NEWS | December 24, 2009 | 31

# single ?

www.  
myidealdate  
.co.uk

## NEW DATING SERVICE FOR CAMBRIDGE!

Zoom out

Personal  
Services

General Vacancies

Click and hold to drag

# WE

December 24, 2009 email:

>> Football

# ON

## Mid-table aim now: B

PETER Betts will thoroughly enjoy his Christmas dinner after Haverhill almost surpass the points haul in just 18 games.

The manager has been led by Bovers' displays in the first Ridgeons League, Premier campaign, which have earned points - five fewer than the in 42 outings last term.

Haverhill, who were relegated last season followed restructuring, have only won four last six league games.

But the boss has been pleased with the side's levels of performance and thinks a mid-table realistic ambition.



APPENDIX 6:

LETTER SENT TO VENUES TO PUBLICLY DISPLAY  
CONSULTATION MATERIAL

Your ref:

Our ref: KN/CR/SU86600001

dd: 01223 559563

df: 01223559436

e: [Kiran.notay@bidwells.co.uk](mailto:Kiran.notay@bidwells.co.uk)

Date: 22 December 2009

**BIDWELLS**

St Edmundsbury Borough Council  
West Suffolk House  
Western Way  
Bury St Edmunds  
Suffolk  
IP33 3YU

Trumpington Road  
Cambridge CB2 9LD  
t: 01223 841841  
f: 01223 845150  
[bidwells.co.uk](http://bidwells.co.uk)

Dear Sirs

**Re: Chantry Mills, Public Consultation**

Bidwells on behalf of D. Gurteen & Sons are preparing a public consultation for a draft Development Brief at Chantry Mills, Haverhill. The public consultation period is to be held between Tuesday 5<sup>th</sup> January and Monday 1<sup>st</sup> February 2010.

Enclosed with this letter is a copy of the draft Development Brief and associated public flyer and comment forms. It would be most appreciated if you could publicly display this material at your premises in order for the public to observe and comment on the draft Development Brief.

If you have any queries please do not hesitate to contact me.

Yours sincerely,



Kiran Notay **BA (Hons)**  
**Planner**

Enc: Draft Development Brief  
Public Leaflets  
Comment Forms

EG Property Adviser of the Year 2009 - Eastern Region.

Bidwells is the trading name of Bidwells LLP, a limited liability partnership, registered in England and Wales with number OC344553.  
Registered office: Bidwell House Trumpington Road Cambridge CB2 9LD.  
A list of members is available for inspection at the above address.



Your ref:

Our ref: KN/CR/SU86600001

dd: 01223 559563

df: 01223559436

e: [Kiran.notay@bidwells.co.uk](mailto:Kiran.notay@bidwells.co.uk)

Date: 22 December 2009

**BIDWELLS**

Haverhill Library  
Camps Road  
Haverhill  
CB9 8HB

Trumpington Road  
Cambridge CB2 9LD  
t: 01223 841841  
f: 01223 845150  
[bidwells.co.uk](http://bidwells.co.uk)

Dear Sirs

**Re: Chantry Mills, Public Consultation**

Bidwells on behalf of D. Gurteen & Sons are preparing a public consultation for a draft Development Brief at Chantry Mills, Haverhill. The public consultation period is to be held between Tuesday 5<sup>th</sup> January and Monday 1<sup>st</sup> February 2010.

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If you have any queries please do not hesitate to contact me.

Yours sincerely,



Kiran Notay **BA (Hons)**  
Planner

Enc Draft Development Brief  
Leaflets  
Comment Forms

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Your ref:

Our ref: KN/CR/SU86600001

dd: 01223 559563

df: 01223559436

e: [Kiran.notay@bidwells.co.uk](mailto:Kiran.notay@bidwells.co.uk)

Date: 24 December 2009

**BIDWELLS**

St Edmundsbury Borough Council  
Lower Downs Slade  
Haverhill  
Suffolk  
CB9 9EE

Trumpington Road  
Cambridge CB2 9LD  
t: 01223 841841  
f: 01223 845150  
[bidwells.co.uk](http://bidwells.co.uk)

Dear Sirs

**Re: Chantry Mills, Public Consultation**

Bidwells on behalf of D. Gurteen & Sons are preparing a public consultation for a draft Development Brief at Chantry Mills, Haverhill. The public consultation period is to be held between Tuesday 5<sup>th</sup> January and Monday 1<sup>st</sup> February 2010.

Enclosed with this letter is a copy of the draft Development Brief and associated public flyer and comment forms. It would be most appreciated if you could publicly display this material at your premises in order for the public to observe and comment on the draft Development Brief.

If you have any queries please do not hesitate to contact me.

Yours sincerely,



**Kiran Notay BA (Hons)  
Planner**

**Enc Draft Development Brief  
Leaflets  
Comment Forms**

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APPENDIX 7:

PUBLIC EXHIBITION BOARDS



# Welcome

## Introduction

Welcome to the public exhibition for the draft Development Brief at Chantry Mills, Haverhill.

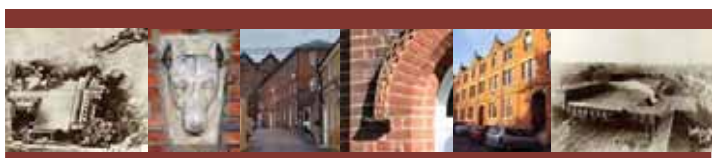
The following boards explain how the draft Development Brief is progressing, the planning process the document needs to go through and the constraints and opportunities of the site.

The draft Development Brief has been prepared by D. Gurteen & Sons in consultation with St Edmundsbury Borough Council.

If you have any questions or wish to submit written comments on the draft Development Brief please ask one of the development team, who will be happy to help.

## The Site

The site covers approximately 1.26 hectares (3.11 acres) of land. The North of the site is bounded by a churchyard and properties fronting on to the High Street. The East and South of the site are bounded by Quakers Lane and to the west in part by Mill Road and Chantry Row. There are several buildings on the site, many of which date from the mid 19th Century and some with alterations and additions from the 20th Century.



# Chantry Mills, Haverhill

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# Draft Development Brief



**What is a Development Brief?**

A Development Brief is a Planning and Development tool to inform on the physical and policy constraints operating on a site. These constraints are assessed to inform on how a site could be developed. The Development Brief will not recommend a particular development proposal but will provide information to form appropriate development proposals.

**Procedure and Status of the Document**

- Meetings have and will continue to take place between D. Gurteen & Sons and Borough Council to agree the form, content and timetable for the preparation of the Development Brief.
- The Development Brief will have regard to the policies of the adopted Local Plan and relevant Government planning policy guidance. Approval to proceed to public consultation has been delegated to the Head of Planning and Engineering Services in consultation with the portfolio holder (Planning and Transport) and Haverhill Area Working Party.
- The landowners will be responsible for undertaking the agreed form of public consultation. The Borough Council has identified which statutory bodies and residents are being consulted. The public consultation involves a publicly accessible exhibition and the draft Development Brief is available for viewing on the internet.
- Upon completion of the consultation and analysis of the responses received, D. Gurteen & Sons will make necessary changes to the draft Development Brief and submit these to Borough Council for approval. The submitted document will be accompanied by a statement of public consultation which identifies:
  - 1 when the consultation took place;
  - 2 who was consulted;
  - 3 an accurate summary of consultation submissions;
  - 4 the landowners response to those submissions; and
  - 5 a schedule of changes made to the draft
- Officers will assess the outcomes of the consultation and determine whether further consultation is required prior to recommending the Development Brief for adoption.
- The Development Brief will then be approved by the Haverhill Area Working Party and Cabinet and adopted as non statutory planning guidance. Once adopted, the Development Brief will represent a material consideration in the determination of any future planning applications for the redevelopment of the site.



# Chantry Mills, Haverhill





# Constraints and Opportunities



## Constraints Plan

The constraints plans highlight the significance of the historic built environment and the key views into and out of the site. Any development scheme should be designed to protect the historic environment whilst achieving the important objectives and aims of town centre regeneration. In addition any new development proposal should not compromise key views identified.

Local planning policies contained in the Replacement St Edmundsbury Local Plan 2016 provide the framework for any reuse and redevelopment proposal to be assessed against. The following policies are considered to be of particular importance.

- Policy DS3:** Development Design and Impact
- Policy DS5:** Design Guidance and Development Briefs
- Policy H2:** Housing Development within Bury
- Policy E1:** Existing Employment Land and Premises
- Policy HC1:** Alterations and Extensions to Listed Buildings and Development within their curtilage.
- Policy HC2:** Demolition of Listed Buildings
- Policy HC6:** New development in Conservation Areas.
- Policy HC7:** New use for Historic Buildings
- Policy HAV5:** Haverhill Town Centre Masterplan



The principal buildings of historic significance are identified on the plan as:

1. Main Entrance
2. Single and Two Storey Entrance Range (part of the old Greyhound Pub)
3. Three Storey Range (Weaver's Mill)
4. Single Storey (North Factory Range Lights Factory)
5. L-shaped Northwest Building (Horsehair Factory)
6. Tunnel Infill
7. French Gothic Warehouse
8. Sewing Factory
9. Machine Shop
10. Cartesen (Mat Factory)
11. Boiler House/Workshop over main well
12. Office Building (Old Counting House).

## Opportunities

The redevelopment of the site has an important role to play in the regeneration of Haverhill and the town centre in particular. The reuse and redevelopment of the site is seen as a development opportunity which could bring major benefits to the towns regeneration aims. This would require a viable and sustainable development whilst realistically preserving buildings of architectural or historic interest.



# Chantry Mills, Haverhill

BIDWELLS



## What next?



D. Gurteen & Sons have prepared the draft Development Brief to inform the consideration and acceptance of the reuse and redevelopment of Chantry Mill, Haverhill.

### Your Views

We encourage and value your comments on the draft Development Brief for the Chantry Mill site. Your views and contributions to the process are important and will be actively considered as part of the further evolution of the Development Brief.

A report will be compiled detailing all the comments received and the way in which these have been considered. The report will be submitted to St Edmundsbury Borough Council prior to the approval of the Development Brief.

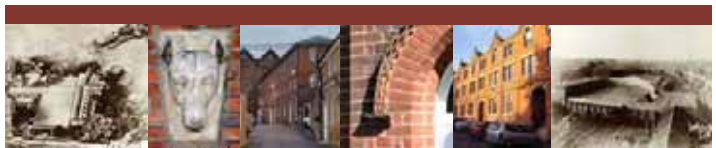
Please feel free to complete the comment form and:

- return it at the exhibition
- forward it by email to: [chantrymills@bidwells.co.uk](mailto:chantrymills@bidwells.co.uk)
- post it to:

Planning Department  
Bidwells  
Trumpington Road  
Cambridge  
CB2 9LD

All comments should be received by 5pm on Monday 1st February 2010.

Thank You



# Chantry Mills, Haverhill

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APPENDIX 9:

NEWSPAPER ARTICLES



# Big boost for running total

SPRIGHTLY souls who took part in the Ely Riverside Relay 2009 have helped to raise almost £3,500 for charity.

All the sponsorship money has now been handed in and the Arthur Rank Hospice Charity wants to thank everyone for raising the "thrilling" amount.

With the News' sister paper the Ely Weekly News sponsoring the event, companies and organisations put their best foot forward back in September. Raising money for the hospice in Cambridge, it saw teams sprinting around Ely, covering a total of 8km.

Through sponsorship, participants managed to top up just short of £3,500 for the hospice, which helps patients and their loved ones across Cambridgeshire deal with life-limiting illnesses.

Lucy Day, fundraiser for Arthur Rank, said: "We were absolutely thrilled by the number of people who took part in last year's Riverside Relay.

"Everyone really got into the spirit of things and helped make it a good fun community event.

"Thanks to people's efforts, the event raised approximately £3,500 for the hospice which is a significant amount of money.

"We are planning on extending our services in Ely this year and this certainly will help us achieve this.

"We want to thank the support of everyone who was involved."

The charity hopes to hold the event again this year.



ON TRACK: Ely relay runners in action in September

## Views on mill plan wanted

THE family who own Chauntry Mills in Haverhill's High Street are urging residents to give their views on plans to redevelop it.

An exhibition at the site on Tuesday suggested uses for the Grade II listed site. They include a mixed use of offices, flats, leisure facilities and shops.

The owners, the Gurteen family, are calling on residents to look at the plans which are on view until the end of next week.

Consultation on the plans will run to February 1, with all the plans on display in the reception area of Chauntry Mills from 10am-4pm on weekdays.

An additional meeting will see Bidwells present the development plans to local businesses on Thursday, January 14, from 6-8pm.

The 3.1 acre site was used as a manufacturing plant until 1996, and is currently used as the company's administrative centre.

## Reader Travel Offer



### Tall Ships' 2010

Departs 8 August 2010

Enjoy the famous 'Parade of Sail' in a real carnival atmosphere as the waterfront comes alive, and see up to 100 of the world's most beautiful sailing ships as Hartlepool hosts the finish of the 2010 Tall Ships' Races.

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- Time to enjoy the Parade of Sail • A visit to Durham • Tour Manager services

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## Murder on the Great Central Railway

Departs 25 June 2010

Can you solve the crime as you travel on one of the most celebrated railways in the world?





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**Mailing List**



Do you agree with the demolition of the Project Building before redevelopment plans are publicly known?

Yes 40%  
 No 60%



Wednesday, 6th January 2010.



Guidelines for the way the Gurteen factory site in the centre of Haverhill could be redeveloped went on public display yesterday.

Gurteens are looking to move, after 225 years at Chauntry Mills, due to the changing needs of their business since manufacturing moved abroad from the site in 1996.

The three-acre site is integral to the development of Haverhill town centre and Gurteens' sales director and board member Damian Howard said they were determined to manage the process of moving properly.

"This display is part of a consolidated process which began more than 18 months ago," he said.

"It is preparatory work to explore the possibilities of what could be done on this site.

"We all want to do what is best for the town. If we can add value to Haverhill it has to be a benefit to everyone.

"Gurteen does it properly - we don't cut corners. That is why we have gone to Bidwells, a top agent which knows the area."

Bidwells and St Edmundsbury Council planners have put together the development brief which is now open for public consultation.

Helen Thompson of Bidwells said they wanted as much feedback from the public as possible and every opinion would be taken into account.

The brief looks at ways the Grade II listed site could be redeveloped, including demolishing some of the more modern and less important buildings.

"We all realise the site cannot be razed to the ground," said Mr Howard.

"In an ideal world we would like to see a mixed use with business coming in to allow people to prosper, and residential development, but in the end the market will decide."

Any developer taking on the site will now have to come up with proposals which fall in line with the development brief, which now forms non-statutory planning guidance for the site.

"It sets a line in the sand," Helen Thompson explained. "These are the principals for a developer so that he knows where his hands when he looks at the viability of the site.

"I am sure there are people around who would be interested," she said.

The site will now be marketed and Mr Howard said he thought the recent improvements in Haverhill's facilities must mean there was a greater prospect for finding a developer, although he admitted he was looking in terms of five to ten years before any scheme would go ahead.

The factory was full of nooks and crannies which were not suitable for a modern business, he said, and deliveries were a real headache.

"We have 70,000 units coming in every week as we get ready for spring delivery," he said. "The lorries are a headache for us and for people living nearby and it is not a happy state of affairs."

The company was looking to relocate to a more convenient site near the bypass, he said, but would not be able to move unless a deal was completed over the current site.





Haverhill Life Magazine Issue 8 - Summer 2008



But he was confident that some 'signature' of Gurteens would remain on the site - possibly the original steam engine Caroline, which is still in situ.

The chairman of business group Haverhill Enterprise, Richard Herbert, said they would like to see the central buildings on the site retained, but the rest of the site redeveloped for retail, residential and leisure uses.

"I think recent developments in Haverhill will help to bring this forward. With Tresco not far away there is more footfall here now and the town is continuing to grow," he said.

Bidwells and the board of Gurteens are both very keen to get as much public feedback as possible and the brief will be on display at Gurteens' reception throughout January, where you can make comments.

You can also add to the discussion through Haverhill-UK by putting your comments on this site, and all will be forwarded to the agents for consideration.

\* Our picture shows Helen Thompson of Bidwells with Christopher Gurteen at the public exhibition.



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Cambridge News > Haverhill Weekly News > Views on mill plan wanted

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Published: 11/01/2010

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APPENDIX 12:

IMAGES OF PUBLIC EXHIBITION EVENT

Consultation Images 5 January 2010





