

Feature Projects

Chantry Mill, Haverhill, Suffolk



Local planning authority
West Suffolk Council
(formerly St Edmundsbury
Borough Council)



Client
D Gurteen and Son



Scheme outline
Demolition and redevelopment of
grade II listed factory buildings and
development of site for office and
residential uses



"We have used the team at Code Development Planners for several years now and their approach to our brief and the service from them has been second to none. We have a complex, Grade II listed site in the heart of Haverhill's busy town centre. Code Development Planners have successfully negotiated with the local planning authority, conservation officers and Historic England to guide us through a well thought out development programme. I rate them very highly."

Damian Howard – D Gurteen and Son

Particular elements to be addressed:

- Demolition of parts of grade II listed former weaving mill buildings and re-use of more substantial and valuable buildings
- Strong and sustained objections from town council
- Historic England considered buildings to have substantial merit
- Buildings in poor state of repair with substantial maintenance cost and no obvious alternative use
- Buildings preventing viable redevelopment of site

Principal planning instruction:

- Assess possible uses for buildings and site and develop planning strategy for ultimate viable re-use or demolition of buildings and redevelopment of site
- Negotiate a satisfactory scheme with local planning authority and obtain any necessary planning permissions and listed building consents
- Advise on what other consultant disciplines would be required and lead the team through planning negotiations

Particular elements where value was added:

- Persuaded St Edmundsbury Borough Council (SEBC) to consider the site as a whole and what it might contribute to public benefits in the town
- Established working relationship with relevant council officers and councillors and with Haverhill Town Council and Historic England
- Developed in partnership with SEBC, town council, Historic England and town business forum a development brief which graded the importance of different buildings on site and identified a phased demolition and redevelopment of the site
- Based on the development brief and following initial marketing and public engagement exercises, led team of consultants in the preparation and negotiation of applications for listed building consent. Evidence demonstrated an appropriate balance between harm to the listed buildings and sufficient public benefit for the town
- Due to patient partnership working with Historic England, council officers, Haverhill Town Council and members of the public the application received a combination of muted acceptance, support, and only limited objection

Outcome:

- Listed building consent granted for part phased demolition of Listed Buildings and phased re-use and improvements to the most important buildings on site. CODE is retained by site owner to deliver a phased and viable development of the site

