



THE ROWLEY DRIVE MASTERPLAN

Land at Rowley Drive, Icewell Hill, Churchill Court, Regents Court, St. Mary's Square and Exning Road, NEWMARKET



Dear Resident,

You will probably be aware that Flagship Housing has planned a massive regeneration programme of Icewell Hill, Churchill Court and Regents Court.

It will have an impact on all of us – residents, neighbours and on the whole town.

Whilst the Town Council welcomes investment into new homes in Newmarket, the 'Masterplan' now presents newer tall blocks of flats as the replacements for old tall blocks of flats. As such we are concerned that such a large significant regeneration project now appears to risk replicating similar high-rise accommodation which in time will present similar social problems and might well prove to be visually unattractive and out of scale with its neighbours.

The proposed density is much higher than the national norm. We consider that there should be a reduction in the density which would therefore make the tower blocks unnecessary. Lower level housing will also provide individual spaces for residents.

In 2024 the plan was to replace the tower blocks with lower level housing.
"Quality not quantity".

This previous approach must not be changed to the detriment of Newmarket.

WHAT CAN YOU DO?

1. Attend the remaining public forum:
 - **General Public:** THIS Saturday 25th October: 10am - 12pm at Memorial Hall
 - **Consultation ends 14th November**
2. Register your objections with West Suffolk Council & Flagship by emailing to DTC@newmarket.gov.uk. It will be forwarded to the planning authority and to Flagship.

Newmarket is your town, you choose its future.

Contact the planners via the Town Council now at
[**DTC@newmarket.gov.uk**](mailto:DTC@newmarket.gov.uk)