



ABBOTS VALE

# Welcome

Welcome to Hopkins Homes Ltd and Pigeon's public consultation about our proposals for Abbots Vale – a new neighbourhood to the south east of Bury St Edmunds.

This exhibition explains the background to the preparation of the draft Masterplan Development Plan Document and proposed planning application.

We are keen to hear your views. Your feedback will help to inform the Masterplan and planning application which we hope to submit to St Edmundsbury Borough Council this summer.

Members of our project team are on hand to answer any questions you may have and to listen to your views.



## About Hopkins Homes and Pigeon

Hopkins Homes is an established and well respected regional house builder, based here in Suffolk. We are committed to delivering excellent design and quality that reflects the tradition and character of each individual site and its surroundings.

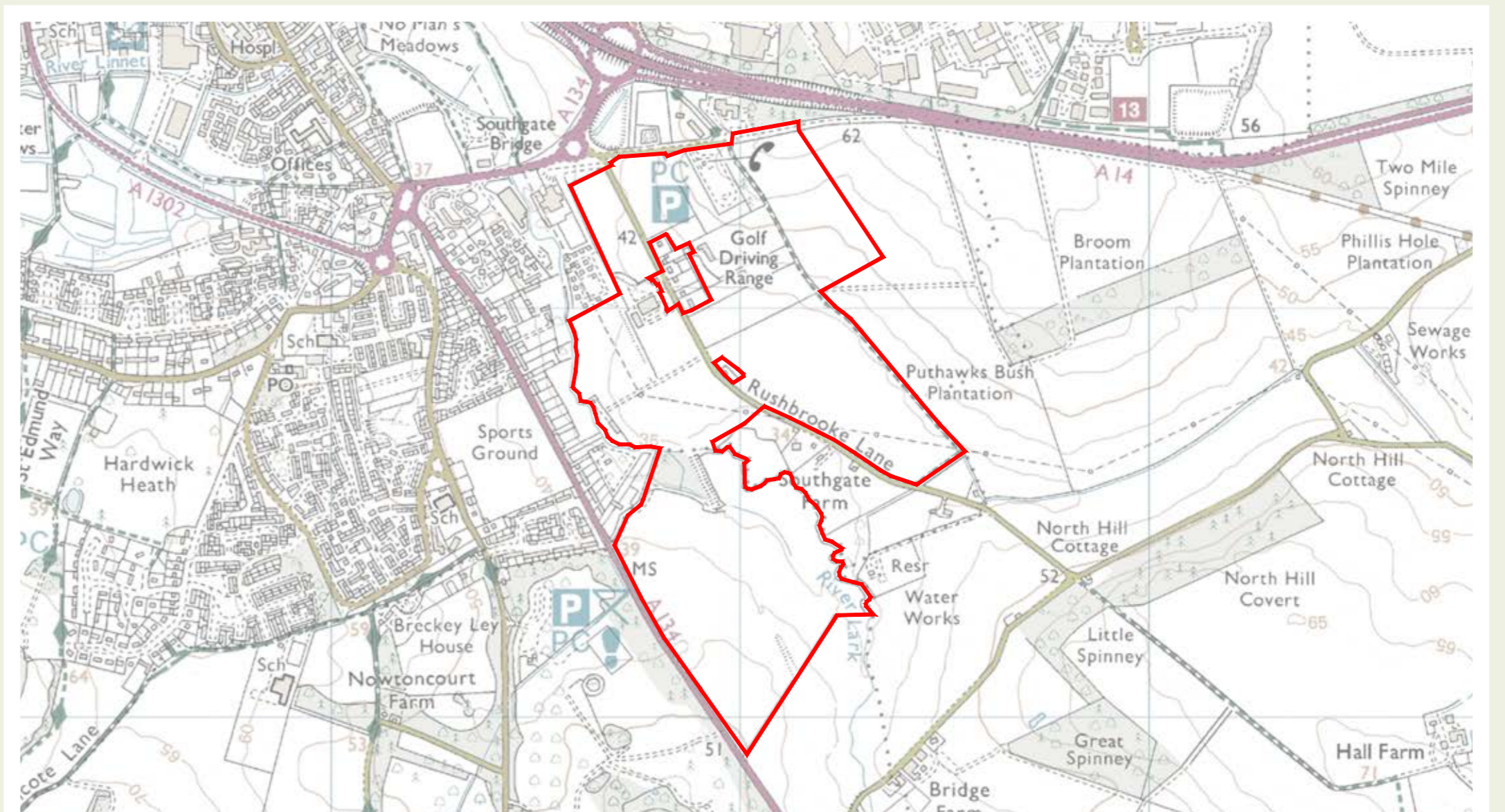
Hopkins Homes' development partner, Pigeon, is a property company with a national perspective but is based here in Bury St Edmunds.

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# Background to the proposals

The site is located on the south eastern edge of Bury St Edmunds on approximately 74 hectares of land. This area is one of the five locations for strategic growth identified in St Edmundsbury Borough Council's Adopted Core Strategy (2010) and the subject of a concept statement and planning policy in the Bury St Edmunds Vision 2031 Area Action Plan (approved in September 2014).



The concept statement was informed by a public consultation in 2011 which was undertaken by the Princes Foundation for the Built Environment and included Enquiry by Design workshops and two public exhibitions. These provided the sound design ground rules and visionary principles upon which the draft Masterplan Development Plan Document is based.

## This public consultation covers:

- The Masterplan Development Plan Document which will be adopted as planning guidance by the Borough Council and sets the vision and development principles to guide future development on the site
  - An outline planning application for the land under the control of Hopkins Homes and Pigeon - this will be informed by the Masterplan Document.

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# Our vision for Abbots Vale

Our vision for Abbots Vale is a high quality, attractive, sustainable, neighbourhood which responds to and respects the distinctive fabric, landscape and heritage of Bury St Edmunds. The development will enhance the site's key assets, including the River Lark corridor, while achieving an attractive and socially inclusive neighbourhood with a variety of homes and community facilities.



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# The Masterplan

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The Masterplan proposes one neighbourhood with two main development areas either side of the River Lark valley, with community facilities located centrally and access being provided by a road running through the site linking Rougham Hill to Sicklesmere Road.

## Key components of the Masterplan are:

- around **1,250 high quality homes** of mixed tenure and size (including a proportion of affordable homes)
  - a two hectare site for a **new primary school** and associated playing fields
  - a substantial area of **attractive new public open space** (around 25 hectares), including access to the River Lark, new sports playing fields, extensive areas of public open space, play space, allotments and new landscaping areas
  - new facilities including space for a **community centre** and a local centre offering a mix of **local retail opportunities** and facilities
    - an extensive network of new and **improved footpaths, cycle routes and riverside walks** through the site, connecting to the town centre, Nowton Park and the surrounding countryside
  - improvements to the local road network, including a new relief road connecting Rougham Hill and Sicklesmere Road to **improve the flow of traffic**
    - ecological enhancements within the site through the retention and creation of **new habitats including wetland areas**
- .....

In accordance with the Council's guidance for the site the Masterplan will make provision for self-build properties. Opportunities for community build projects and for Gypsy and Traveller accommodation will also be explored should a need be identified at the time of development.

Due to the proposed expansion of Bury St Edmunds through the development of the growth areas, the provision of and demand on utilities are likely to change significantly before and during construction of the proposed scheme. The need for improvements will be considered as part of any planning application.

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# The Masterplan



**Key**

- Site boundary
- Low to Medium Density Residential
- Medium Density Residential
- Higher Density Residential
- Proposed Mixed Uses / Local Centre
- Proposed Primary School
- Proposed play provision (for detail refer to open space plan)
- Proposed future residential
- Open Space
- SUDS
- River

**DRAFT Illustrative Masterplan**

0 m 250 m  
Scale 1:5000 @ A3

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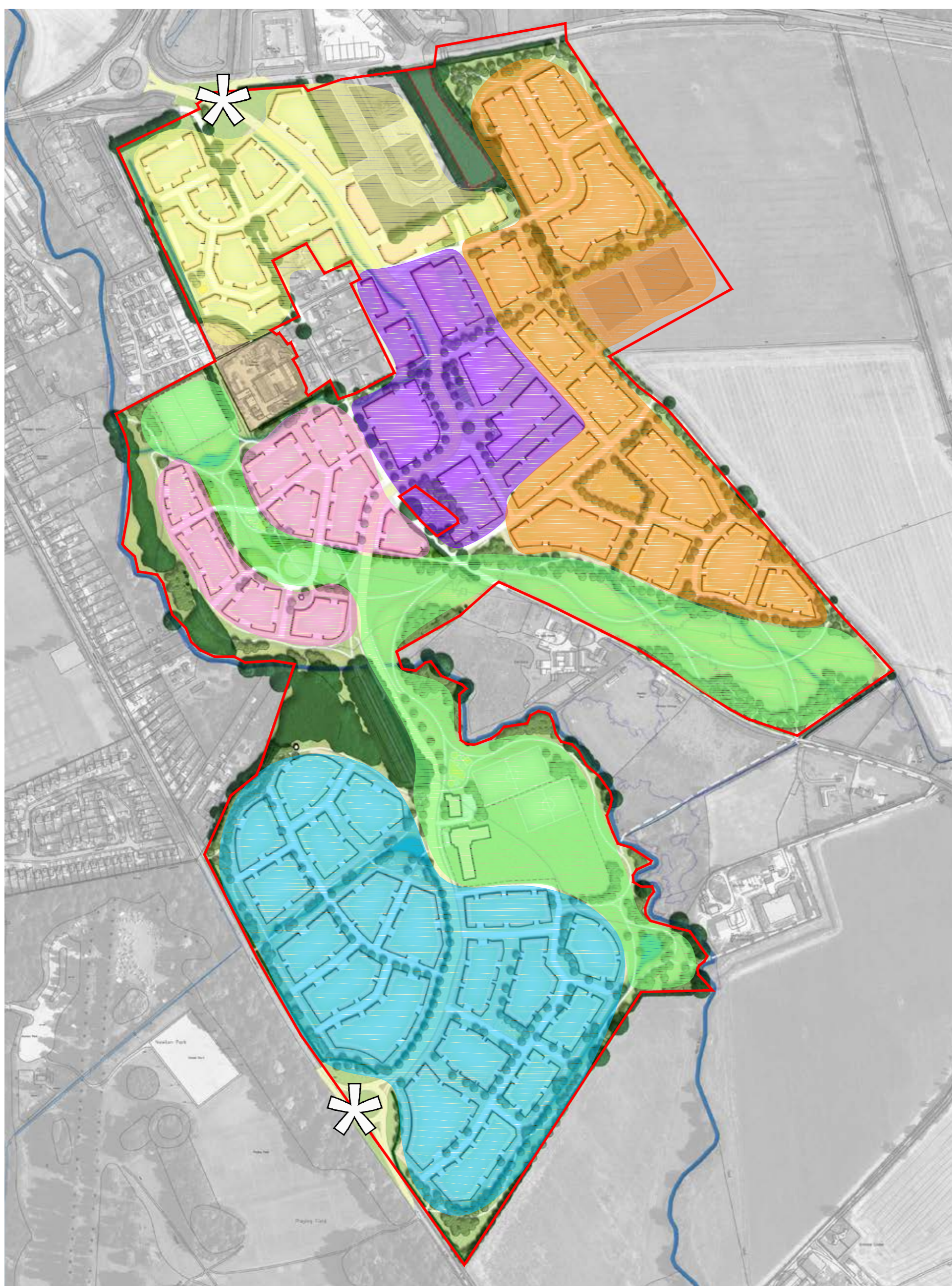




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# Character areas

The site is divided into character areas which respond to their different settings within the site. Overall the northern areas closer to the town centre will have a more urban character, and the southern areas will have a more village feel.



## Southern Area

Garden village character - with a transition from rural areas to the south and suburban areas further north, in keeping with the character of Nowton Park

## West of Rushbrooke Lane

Transition from rural to urban - rural edge adjacent to the River Lark corridor with a more urban edge closer to the local centre, with land reserved for a potential community centre

## Central Area

Urban area centred around a market square – with apartments, town houses, retail and potentially small scale offices

## Eastern Area

Transition from urban to rural – medium density housing near central area which becomes lower density on eastern boundary, in keeping with the rural character of the surrounding countryside

## Northern Area

Northern gateway to the site - homes with outward facing frontage to Rougham Hill offering picturesque views of the cathedral tower. Higher density housing along the northern edge and the spine road, with lower density west of Rushbrooke Lane to complement the character of existing developments

## Community and Green Infrastructure Hub

Centrally located hub – extensive green links overlaying the character areas offering connection to the central riverside corridor open space, Nowton Park, and the adjacent countryside.



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# The environmental context

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An Environment Impact Assessment (EIA) is being carried out to assess the environmental impacts of the development and propose mitigation measures where required.

**As part of the Masterplan development, careful consideration has been given to:**

- the overhead lines - smaller lines will be removed whilst larger lines will be retained
  - measures to mitigate noise sources such as the A14 and A134, and commercial activities
    - respecting changes in topography
  - avoiding areas at risk of flooding by keeping development away from the River Lark and its tributary, and creating a linear park for public use
- incorporating sustainable drainage techniques to reduce potential flooding
  - the presence of historic or archaeological assets – such as the retention of two World War II pill boxes
- the potential impact on neighbouring properties, including the Firs park homes site
- protecting existing habitats and wildlife in accordance with Natural England guidelines
  - including substantial new areas of wildlife habitat
  - retaining existing trees and hedgerows wherever possible

Opportunities to retain the former railway embankment and to restore the bridge over the River Lark for use within walking and cycling routes will also be explored.



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# Transport – Highways

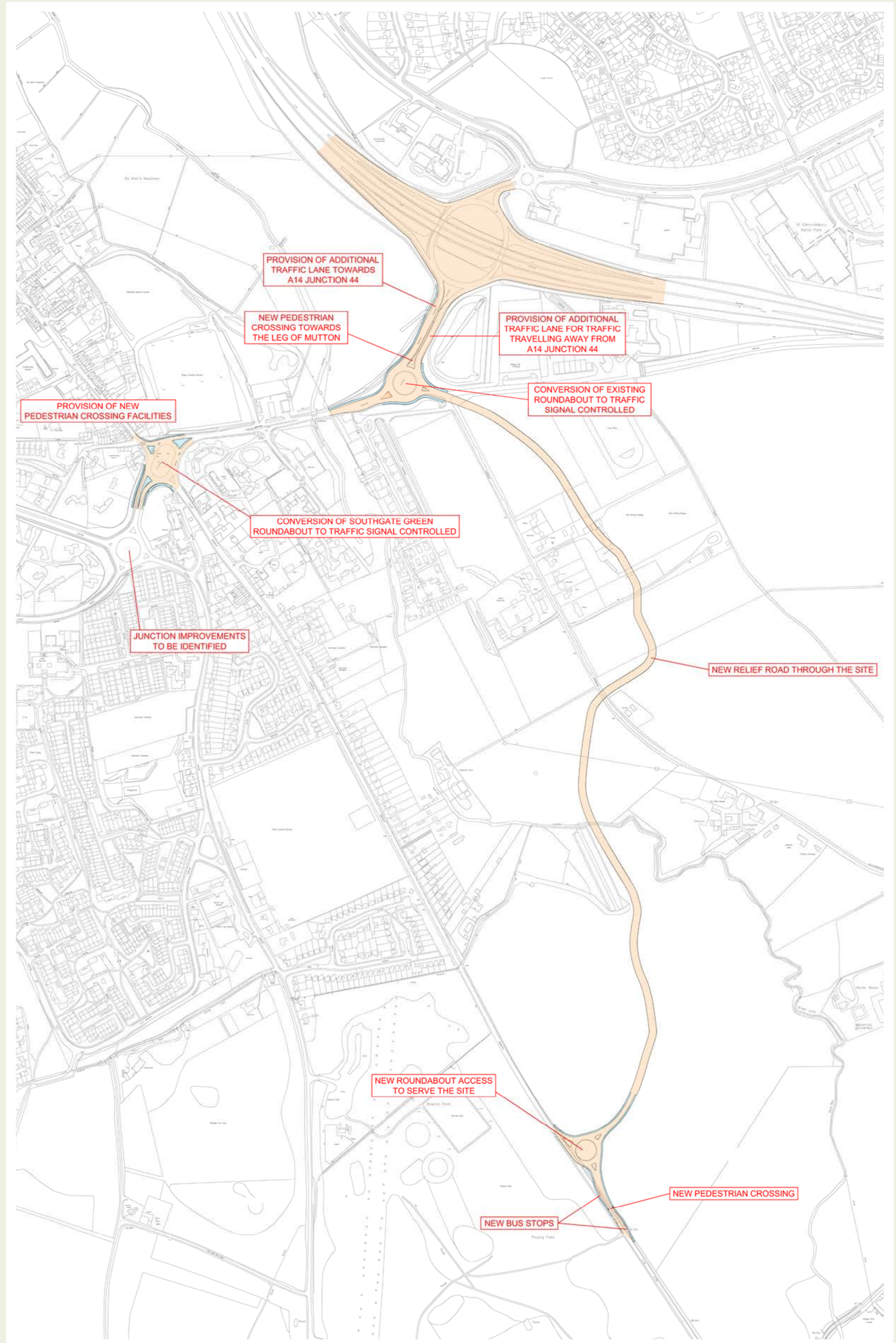
## The relief road

One of the most important aspects of the Masterplan is the proposal for a relief road running through the site linking Rougham Road to Sicklesmere Road. The primary purpose of this road will be to serve the development, although it will also provide an alternative route for traffic when nearby roads are busy. The road will cross the River Lark and a new bridge will be provided.

## Road improvements

To help accommodate additional traffic a number of improvements to nearby junctions are proposed:

- A134 Rougham Road/ Rougham Hill roundabout junction
- A14 junction 44
- Southgate Green junction
- Cullum Road/Nowton Road



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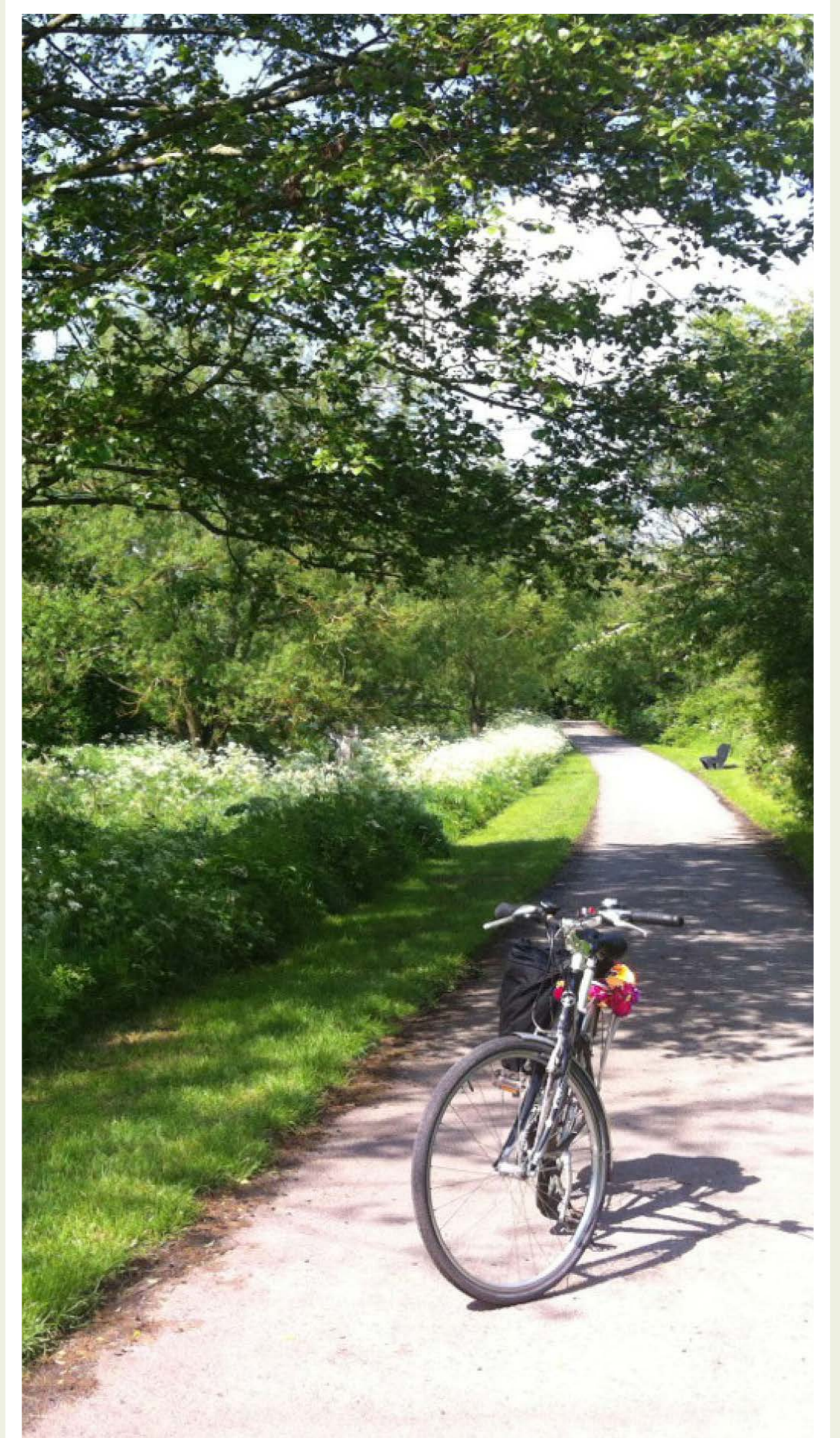


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# Sustainable transport and accessibility

We have identified ways to reduce the impact of traffic and improve accessibility through:

- the creation of a walkable neighbourhood which provides day-to-day facilities and open space within a short walk of all homes which will help to cut down the use of private cars
- the provision of safe new footpaths and green corridors which connect to the existing footpath and cycle networks; and surrounding residential areas, local schools, and town centre
  - exploring the potential to enhance existing bus services by providing additional bus stops and bus connections throughout the site



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# Timeline and next steps



- 2010 Site identified as location for growth in adopted St Edmundsbury Core Strategy
- 2011 Consultation on development at south east Bury St Edmunds
- May 2013 Concept Statement adopted by St Edmundsbury Borough Council
- Sept 2014 Site allocated in Bury Vision 2031
- May 2015 Consultation on draft Masterplan document and outline planning application
- Summer 2015 Submission of draft Masterplan document and outline planning application to St Edmundsbury Borough Council
- End 2015 It is anticipated that the Masterplan will be adopted and outline planning permission granted.

Given the scale of the proposed development, construction will be phased. Additional technical work will help to determine which areas should come forward for development first. Phasing will also consider future infrastructure provision required to support further development in the town.

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