



# STATEMENT OF COMMUNITY INVOLVEMENT

Hopkins Homes Ltd & Pigeon  
Abbots Vale – July 2015



Project: Abbots Vale  
Client name: Hopkins Homes Ltd & Pigeon  
Type of report: Statement of Community Involvement

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Signed:

Date: July 2015

Reviewed by: Richard Astle

Signed:

A handwritten signature in blue ink, appearing to read 'R. Astle', with a stylized flourish at the end.

Date: July 2015

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# **1. INTRODUCTION**

## **1.1 Overview**

This Statement of Community Involvement (SCI) has been prepared by Athene Communications on behalf of Hopkins Homes Ltd & Pigeon. It provides a summary of the consultation process undertaken on the draft Master Plan document and an outline planning application to St Edmundsbury Borough Council for Abbots Vale.

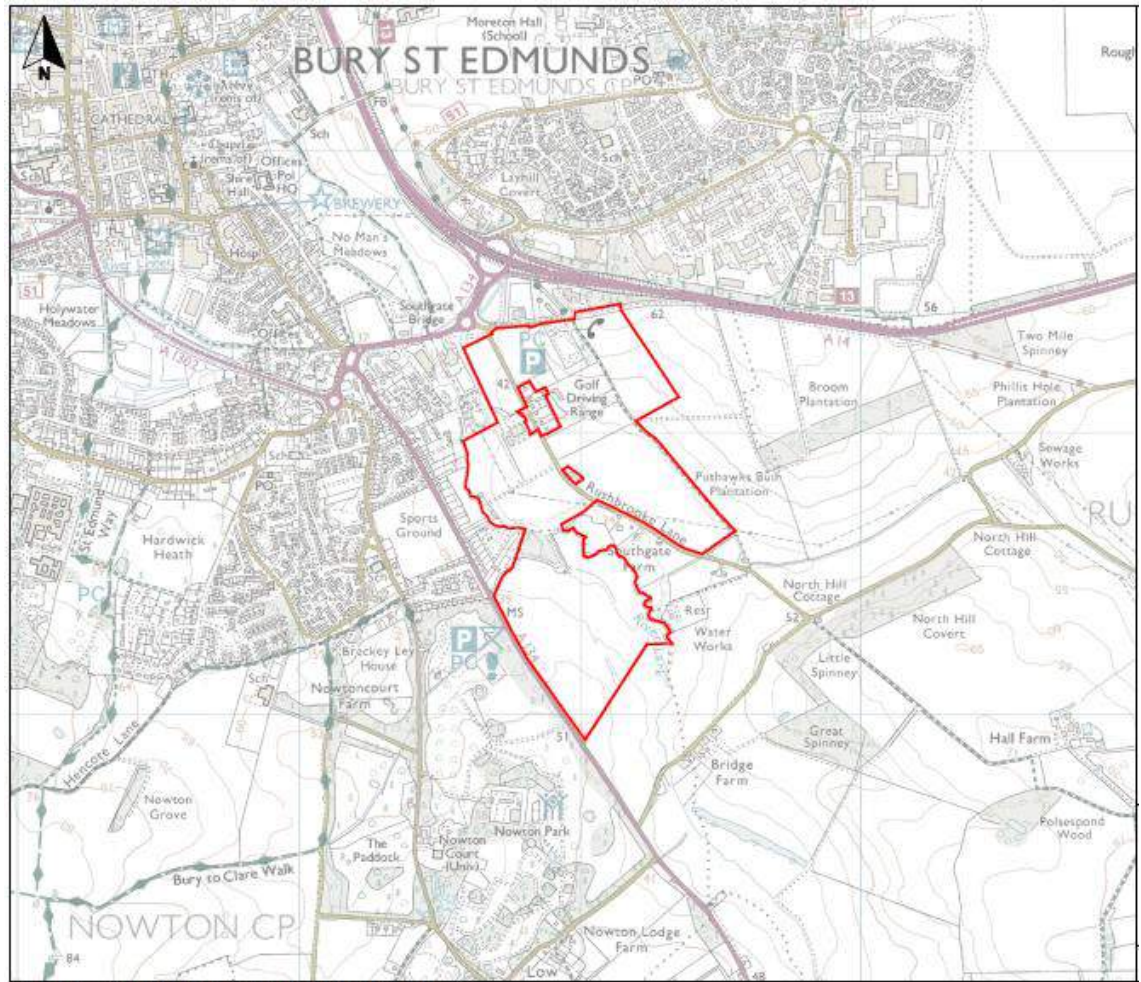
## **1.2 The proposed development**

The proposals for Abbots Vale will deliver a new neighbourhood for Bury St Edmunds.

Hopkins Homes and Pigeon have prepared a masterplan document and planning application as a next step in the planning process following the Borough Council's approval of a concept plan and identification of South East Bury St Edmunds as a strategic direction for growth in St Edmundsbury Core Strategy (2011) and the Bury St Edmunds Vision 2031 Area Action Plan in September 2014.

The proposed new neighbourhood, known as Abbots Vale, will comprise:

- Around 1,250 high quality homes of mixed tenure and size (including a proportion of affordable homes);
- A new primary school and playing fields;
- Substantial areas of new public open space including access to the River Lark corridor, sports playing fields, play areas, new landscaping and allotments - for the benefit of new and existing residents;
- Land for a community centre;
- A new local centre offering a range of shops and services;
- A network of footpaths, cycle routes and riverside walks - 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 with Sicklesmere Road, to improve the flow of traffic;
- Ecological enhancements within the site through the retention and creation of natural habitats such as wetland areas



**Red line map of site**

The red line in the map above highlights the proposed site.

### **1.3 Summary of public consultation**

Hopkins Homes and Pigeon have undertaken a comprehensive programme of pre-application consultation about the proposals with stakeholders and the local community. The formal consultation began in March 2015 and concluded in June 2015. The consultation has included engagement with the local MP, St Edmundsbury Borough Council councillors and officials, as well as a wide range of other key stakeholders including Natural England, Bury St Edmunds Wildlife Group, Greater Cambridge Greater Peterborough LEP, Bury St Edmunds Chamber of Commerce, local businesses, community groups and Bury St Edmunds residents, in particular those located close to and within the proposed boundary of the proposed site.

The Master Plan document was informed by a public consultation in 2011 which was undertaken by the Prince's Foundation for Building Community, 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.

The remainder of this document sets out the engagement and consultation programme undertaken in relation to the proposed development, the feedback received during the course of the consultation, as well as how this feedback has been addressed and, where appropriate, helped to shape the final proposals.

## **2. COMMUNITY ENGAGEMENT AND CONSULTATION – THE APPROACH**

2.1 Hopkins Homes commissioned Peterborough-based Athene Communications to assist in the community consultation process for the proposed development due to Athene's experience in delivering community engagement programmes for developers, experience of working with and for urban and rural communities, and Athene's appreciation of the importance of meaningful community consultation in the development process.

2.2 The core objectives underpinning the pre-application consultation were to:

- Present draft project proposals and information
- Understand any concerns about the proposals and respond to any issues raised
- Inform the final proposals and subsequent planning application where possible

2.3 To achieve these objectives, the approach to community consultation was delivered in six key steps:

1. A community audit
2. Development of strategy and timeline
3. Pre-application communication and engagement, including public exhibitions
4. Capturing, tracking and responding to comments
5. Preparation of the Statement of Community Involvement

6. Feedback to local community about the results of the consultation post submission of planning application
- 
- 2.4 Hopkins Homes and Pigeon recognised that engaging meaningfully with local stakeholders and residents was a priority, in particular the businesses and communities closest to the proposed development. They undertook a thorough approach to community engagement at an early stage with a commitment to real dialogue, rather than consultation as a tick-box exercise. To achieve this, Hopkins Homes' first step was to commission a Stakeholder and Community Audit of the area. This audit was used to identify key stakeholders and issues in the surrounding area, to establish how best to consult and engage people to ensure awareness of the proposed development and to secure the best outcomes for all parties.
  - 2.5 Using the information provided by the Community Audit, Hopkins Homes and Athene Communications developed an engagement strategy with identified stakeholders and the wider local public.

### **3. COMMUNITY ENGAGEMENT AND CONSULTATION - DELIVERY**

This section of the Statement of Community Involvement outlines the activities undertaken as part of the pre-application community engagement and consultation.

#### **3.1 Engagement and consultation with key stakeholders**

Hopkins Homes' involvement in the Abbots Vale project dates back 2008 and proposals for the new neighbourhood for the area have been the subject of numerous discussions with St Edmundsbury Borough Council and other relevant stakeholders for many years.

The allocation of the site as a Strategic Development was the subject of Borough Council led public consultation programmes in 2008, 2009, 2010.

The concept statement was also 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. This consultation period helped to inform the Bury Vision 2031 Area Action Plan which was subject to public consultation by the Borough Council in 2012, 2013 and 2014.

In advance of the pre-application community engagement and consultation, the project team attended a Borough Council members briefing on 9<sup>th</sup> October 2014 and held pre-application meetings with St Edmundsbury Borough Council officers on 11<sup>th</sup> August 2014, 12<sup>th</sup> November 2014 and 6<sup>th</sup> March 2015 to ensure correct information on the proposals was provided to stakeholders and the community during the consultation. Public meetings were also held with Bury Town Council (10<sup>th</sup> December 2014), Rougham Parish Council (15<sup>th</sup> December 2014) Nowton Parish Council (14<sup>th</sup> January 2015) to update them about progress towards the publication of the first draft masterplan.

#### ***Key stakeholders***

Ahead of the public consultation, a wide range of key local stakeholders were identified and contacted in early May 2015 with information about the proposed development and the details of the forthcoming public consultation. They were also invited to attend a



preview of the exhibition to see the proposals. The key stakeholders that were identified and contacted are shown in **Appendix B**.

The preview of the exhibition for key stakeholders was held on Wednesday 20th May between 1.00pm and 2.00pm at the Cricket Pavilion, The Victory Ground, Nowton Road, Bury St Edmunds, IP33 2BT. This was attended by over 20 stakeholders including local councillors.

In addition, meetings were held with:

- Suffolk County Council Highways on 23<sup>rd</sup> March 2015
- An adjoining local resident had requested an opportunity to discuss the proposals in more detail – of which the meeting took place with Hopkins Homes on Thursday 21<sup>st</sup> May
- Councillor Sarah Stamp, Cabinet Member for Leisure, Culture and Heritage and ward councillor for Southgate, St Edmundsbury Borough Council on Friday 5<sup>th</sup> June

Subsequently a letter was received from Suffolk County Council dated Friday 12<sup>th</sup> June thanking for consulting Suffolk County Council on the site, and for allowing additional time to respond. It was noted that, providing correct infrastructure provision is made to serve this site and mitigate its impacts, the County Council welcomes its delivery through a proper masterplanning process.

The letter went on to state that the masterplan is largely acceptable in its current form, though further discussion is required in respect of the management of flood risk.

The remainder of the letter deals with matters related to Suffolk County Council's service responsibilities and policy objectives, under the relevant service headings.

- Michael Hargreaves Planning, representatives of the Delaney family, who were the applicants for the Gypsy and Traveller residential site at Rougham Hill, Bury.

A letter was received from Michael Hargreaves Planning dated Thursday 4<sup>th</sup> June, by way of response to the consultation on behalf of the Delaney family.

The letter stated that their position is that the masterplan is required to make provision for a Gypsy and Traveller residential site, and that the Council could not adopt it without such provision. The discussions they have had with St Edmundsbury officers indicate they share this view.

The letter continued to reference paragraph 1.32 of the South East Bury St Edmunds Concept Statement, Appendix 10 of the Bury St Edmunds Vision 2031 and that it 'requires the masterplan to explore opportunities for Gypsy and Traveller accommodation 'should a need be identified at the time of the development'

### **3.2 The public consultation**

This section includes details about the way that stakeholders, local residents and businesses were informed about the proposals and given the opportunity to provide feedback. More detail is provided in the following sections but a summary of the main activities is provided below:

- A website was developed to host information about the proposals - [www.abbotsvale.com](http://www.abbotsvale.com). This was available from Friday 8<sup>th</sup> May 2015 and updated throughout the public consultation.
- A letter was sent by first class post on Friday 8<sup>th</sup> May 2015 to stakeholders, taking into account the results from recent national and local elections.
- 150 letters about the proposals and the public consultation were hand delivered by Athene Communications to nearby residents and businesses on Friday 8<sup>th</sup> May 2015.
- A newsletter about the proposals and public consultation was distributed to 2,500 homes and businesses in the area on Friday 8<sup>th</sup> May 2015.
- Posters were displayed in key local areas on Friday 8<sup>th</sup> May 2015 with details of the public consultation and contact details.

- Further to the consultation with key stakeholders outlined in section 3.1 above, a letter was sent by email to other identified stakeholders on Friday 8<sup>th</sup> May 2015. The letter included details about the proposals and the public consultation.
- A media release about the proposals was issued to a wide range of local media on Wednesday 13<sup>th</sup> May 2015.
- An email consultation address and Freephone number were set up which people could contact with any queries or comments. Details of the comments were shared with the project team and where appropriate responses were provided in a timely manner.
- A quarter page advert about the public exhibitions appeared in the Bury Free Press on Friday 8<sup>th</sup> and Friday 15<sup>th</sup> May 2015.
- Two public exhibitions were held – one on Wednesday 20<sup>th</sup> and one on Thursday 21<sup>st</sup> May 2015 – Cricket Pavilion, The Victory Ground, Nowton Road, Bury St Edmunds, IP33 2BT.
- Feedback was captured through a questionnaire or via iPads at the exhibitions. An online survey was also available via the website.
- Feedback received was analysed and fed back to the project team.
- Responses to any specific questions and comments raised during the consultation were issued in a timely manner.

### **3.3 Promoting the public consultation and public exhibitions**

Our aim was to promote the public consultation and the dates of the public exhibitions to ensure as many local people as possible were informed of the proposals, able to attend the exhibitions, and to provide us with feedback.

### **3.3. 1 Stakeholders**

As outlined in section 3.1 above, key stakeholders were contacted about the proposals during May 2015 and a number of meetings were held to discuss the proposals in more detail. In addition, a letter was sent by email to other identified stakeholders on Friday 8th 2015. The letter gave details of the proposals and public exhibitions and offered invited stakeholders the opportunity to attend a preview of the exhibition on Wednesday 20<sup>th</sup> May to discuss the proposals in more detail.

### **3.3.2 Local residents and businesses**

A letter was hand delivered by Athene Communications to 150 local residents and businesses closest to the proposed site on Friday 8<sup>th</sup> May 2015 including those along Rushbrooke Lane and residents of The Firs. The letter outlined details about the proposals and asked people to let us have their up-to-date contact details if they wished to be kept informed about the proposals. It also provided contact details and details about the project website.

A copy of the letter to businesses and nearby residents' letter is available at **Appendix C**.

A newsletter was hand delivered to approximately 2,500 households and businesses located near to the proposed site on Friday 8<sup>th</sup> May 2015. The newsletter included details about the proposals and the public exhibitions and the other ways in which people could provide feedback. It also had a map showing the location of the proposed site. The newsletter was delivered by a Peterborough based company called SPS Leaflet Distribution, which provides a professional and reliable service. A copy of the newsletter is available at **Appendix D**. The distribution area for the newsletter is highlighted in blue on the map below, whilst the site is highlighted in red:



## Media

A media release was issued to local media regarding the proposals on Wednesday 13<sup>th</sup> May 2015. A copy of the media release is available at **Appendix E**.

The proposals received widespread coverage in the local media. Coverage on Friday 15<sup>th</sup> May 2015 when the proposals were announced included:

- Bury St Edmunds Free Press
- East Anglian Daily Times
- BBC Radio Suffolk

Copies of the media coverage are available at **Appendix F**.

In addition to the media release, a quarter page advert with details about the public exhibitions was published in the Bury Free Press on Friday 8<sup>th</sup> and Friday 15<sup>th</sup> May 2015 (**Appendix G**).

### 3.3.3 Posters

A4 posters were produced to promote the public exhibitions. These were displayed in the following locations on Friday 8<sup>th</sup> May 2015:

- Hilltop Café and Lorry Park, Rougham Hill, IP33 2RU
- Wye Vale Garden Centre, Rougham Road, IP33 2RN
- Global Golf Range, Rushbrooke Lane, IP33 2PR
- Bury St Edmunds Rugby Club, Southgate Green, IP33 2BL
- Southgate Community Centre, Caie Walk, Bury St Edmunds, IP33 2PJ
- BP garage, Rougham Road, Bury St Edmunds IP33 2RN
- Bury St Edmunds Library, Sergeants Walk, Saint Andrew's Street North, IP33 1TZ
- The Bennet Arms, 1 Kingshall Street, Rougham, IP30 9LH
- Post Office, 23 Kingshall Street, Rougham, IP30 9LE
- Firs Caravan Park, Byfield Way, IP33 2SN
- Victory Ground (Cricket Club), Nowton Road, Bury St Edmunds, IP33 2BT

A1 posters were also produced for two A-frame display boards that were placed outside the venue on the day of the exhibitions to direct visitors to the exhibition and attract additional attention. A copy of the poster can be seen at **Appendix H**.

## 3.4 The Public Exhibitions

### 3.4.1 The venue

Public exhibitions were held at the Cricket Pavilion, The Victory Ground, Nowton Road, Bury St Edmunds. The venue was accessible by foot but also offered suitable parking facilities and was ideally located a short distance from the proposed site.

### 3.4.2 Date and times

The exhibitions were held on Wednesday 20<sup>th</sup> and Thursday 21<sup>st</sup> May 2015. Both exhibitions were open between 2pm and 7pm and were drop-in events that were timed to allow flexibility for employed people to attend after work. As mentioned above, a preview of the exhibition was also held for stakeholders on Wednesday 20<sup>th</sup> May.

Upon arrival, attendees were welcomed to the exhibition and introduced to the various materials on display. Attendees were encouraged to ask questions of members of the project team.

### 3.4.3 Displays and materials

Ten A1 exhibition panels were produced to provide detailed information on the proposed development. The boards were titled as the following:

- Welcome
- Background to the proposals
- Our vision for Abbots Vale
- The masterplan x2
- Character areas
- The environmental context
- Transport – Highways
- Sustainable transport and accessibility
- Timeline and next steps

The boards can be viewed at **Appendix I**.

Photographs from the public exhibition can be viewed at **Appendix J**.

### 3.4.4 Project Team

A range of project team members attended the exhibition. Team members were selected in order to ensure as many questions as possible could be answered. The project team members on hand to provide information and answer questions can be seen below in **Table 1**. Unless otherwise stated, project members were in attendance on both 20<sup>th</sup> and 21<sup>st</sup> May.

**Table 1**

<b>Name</b>	<b>Company</b>
Robert Eburne	Hopkins Homes
Chris Smith	Hopkins Homes
Clive Harridge	Amec Foster Wheeler

Stuart Williamson	Amec Foster Wheeler
Ian Fielding	RHDHV
Will Stanton	Pigeon
Richard Astle (Thurs 21 <sup>st</sup> )	Athene Communications
Sereena Davey (Wed 20 <sup>th</sup> )	Athene Communications
Louise Harrison	Athene Communications
Jon Orrell	Athene Communications

### 3.5 Feedback mechanisms

A number of ways for people to offer their feedback were established:

#### 3.5.1 Consultation email address and Freephone number

An email address was available for people to submit queries and comments to:

[consultation@abbotsvale.com](mailto:consultation@abbotsvale.com)

A Freephone number was available for people to contact and leave their comments: 0800 0126 186

#### 3.5.2 Consultation feedback form

A two-sided consultation feedback form was available as a hard copy document at the public exhibition to give attendees an opportunity to provide feedback on the proposals, and to leave their contact details to register for updates about the project. It was also possible to complete the feedback form electronically via iPads.

The feedback form consisted of a mixture of closed questions (tick box options) and open questions (free text areas for people to provide comments). People could either complete the feedback form at the exhibition, or take it away with them and post to Athene Communications via the freepost address by Sunday 7<sup>th</sup> June 2015. A copy of the consultation feedback form is provided at **Appendix K**.



### **3.5.3 Online survey**

An online survey was available on the dedicated website from Wednesday 20<sup>th</sup> May until midnight Sunday 7<sup>th</sup> June 2015. This was similar to the feedback form for the exhibitions in that it included a mixture of closed and open questions about the proposals. A copy of the online survey is provided at **Appendix L**.

### **3.5.4 Tracking, acknowledging and responding to feedback, questions and comments**

The completed feedback forms have been collated and analysed and anonymous feedback has been provided to the project team. Where a member of the public asked a specific question on their feedback form, responses were drafted and sent by a member of the project team.

## 4. RESULTS / FINDINGS OF THE PUBLIC CONSULTATION

### Key facts

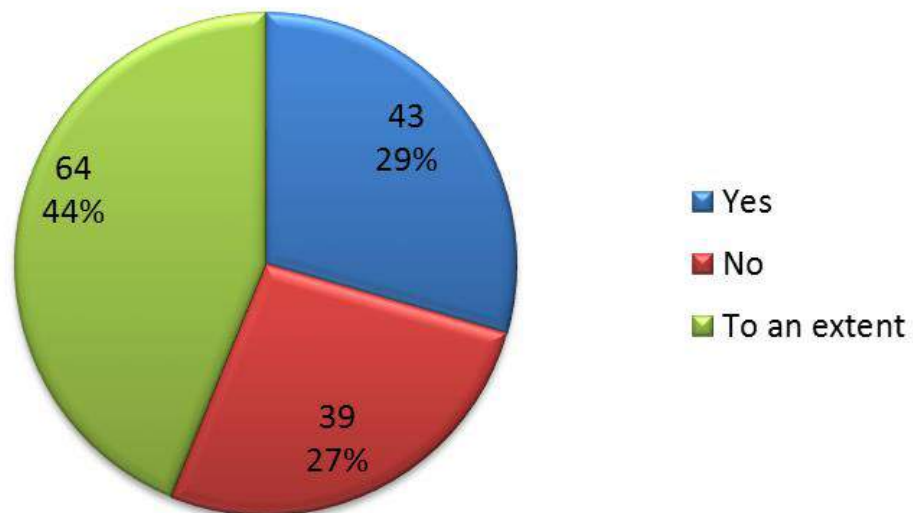
The key facts from the public consultation are:

- Meetings were held with key stakeholders during October 2014 to May 2015 to outline and discuss the proposals. Discussions have been ongoing throughout the development of the proposals
- 306 people attended the public exhibitions on Wednesday 20<sup>th</sup> and Thursday 21<sup>st</sup> May 2015
- A total of 128 consultation feedback forms were completed (90 forms and 9 via iPads at the exhibitions and 29 sent in by post)
- 21 people completed the online survey via the website
- A total of 29 emails were received via the consultation mailbox
- In addition 10 letters were received
- No telephone calls were received via the Freephone number

### Key findings from the consultation feedback form and online survey monkey

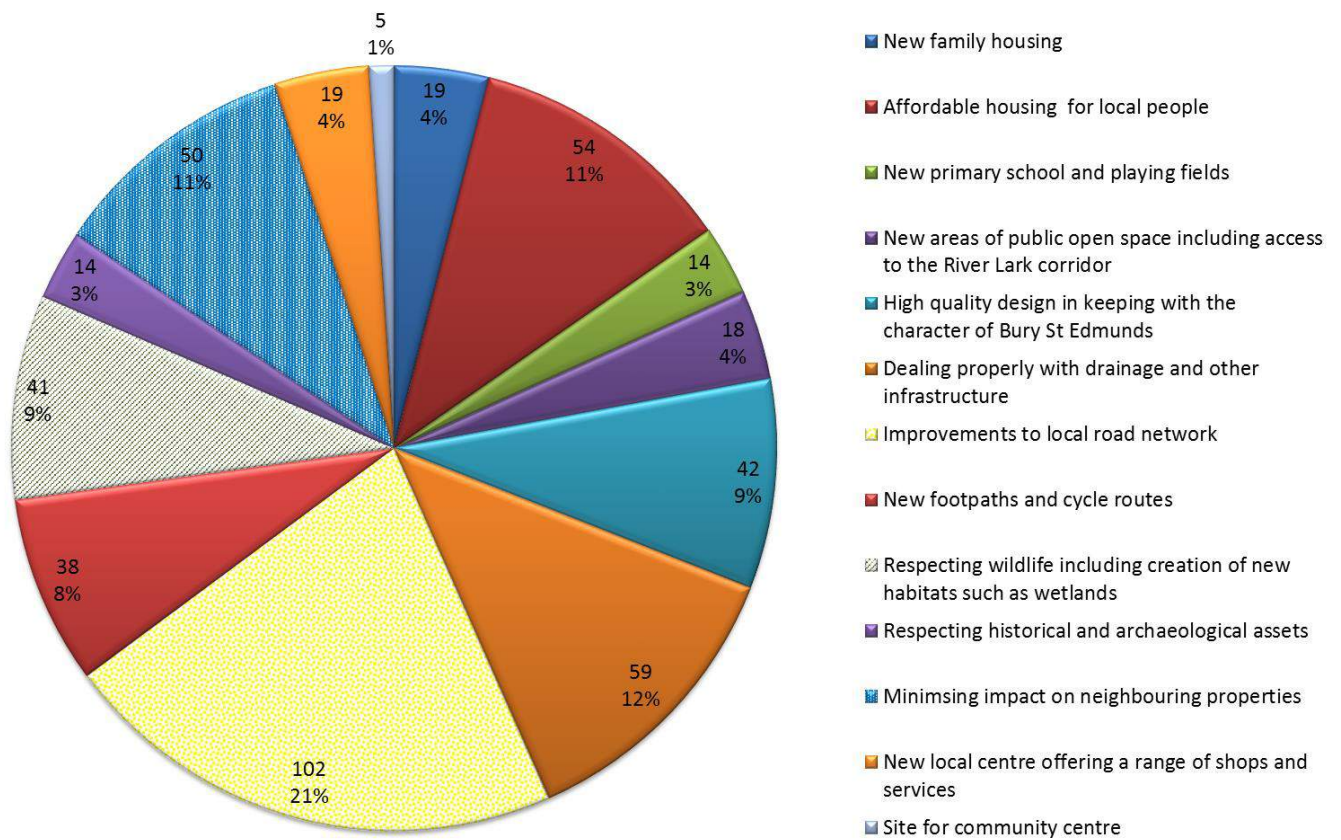
The key findings from the consultation feedback forms and online survey monkey from the public consultation can be found below. **Please note that not every respondent answered every question and in some cases people made more than one comment.**

**4.2.1: In principle, do you generally support the draft Masterplan Document and the proposals by Hopkins Homes and Pigeon for the Abbots Vale neighbourhood as outlined at the exhibition today?**



When asked if they generally supported the draft Masterplan Document and proposals, 43 respondents (29%) said that they did generally support whilst 64 (44%) said that they supported the proposals to an extent. 39 respondents (27%) said that they did not support the proposals.

**4.2.2: In your opinion, what are the three most important things for us to consider in progressing the draft Masterplan Document and outline planning application?**



When asked about the three most important things to consider, 102 respondents (21%) said that improvements to the local road network was the most important issue, whilst 59 respondents (12%) highlighted the need to resolve drainage and other infrastructure issues. 54 respondents (11%) said that they would like to see more affordable housing for local people.

**4.2.3 What kind of services or jobs would you like to see in the local centre?**

When asked about what kind of services or jobs the respondents would like to see in the local centre, out of the 100 respondents (67%) that responded, the top three services of jobs they would like to see were the following:

1. Local small supermarket/shop
2. Doctors/pharmacy
3. Dentist

#### 4.2.4 Do you have any comments on the draft Masterplan Document or any suggestions about how the proposals might be improved?

When asked if they had any comments about the proposals, 115 respondents (77%) made a comment, whilst respondents 34 (23%) did not. The comments received are summarised in the table below:

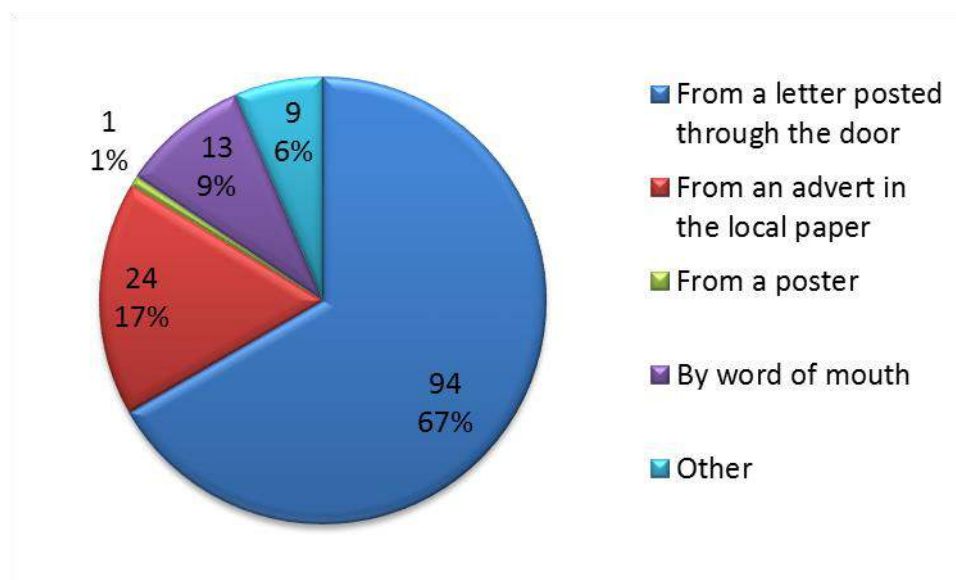
Key Theme – Comments Summarised
<b>Traffic</b>
Road network already congested
Improve road infrastructure
A new roundabout near the top of Bury Hill is required and traffic flow will need to work in with the hill and Nowton corner junction
Traffic lights at existing roundabouts could cause more traffic problems than at present, the traffic needs to continually flow
Concerns with off road parking on new development
Concerns about the relief road and how it might divide the town in two.
Concerns that the new road through the development would become a 'rat run' and suggestion that it should be built on the edge of the estate
Improvements to Nowton Road required
Concerns about additional traffic on Sicklesmere Road
Improvements needed on road between Cullam Road roundabout and Southgate Green roundabout. Light controlled crossing road could be widened
<b>Sustainability</b>
The need to maintain wooded and green area
The proposals include good links for walking and cycling. Cycle links vital as town is too busy

Concerns about the environmental impact with the river flowing through the site. The development would be better situated if it was near to an existing railway line
Green land should always be preserved and wild life considered
<b>The scheme</b>
Good housing is required to enable Bury St Edmunds to grow and thrive. This plan is ideal and fit for purpose.
Well thought through
Good housing is required to enable BSE to grow and thrive. This plan is ideal and fit for purpose
Lack of privacy
There should be first refusal for local first time buyers. There should be a 'green corridor' from new estate to town centre
Number of houses needs to be reduced
A travellers' site should not be included within the proposals for development
Concern about the proposed location of the school in terms of road safety
Would like to see the lorry park included within the masterplan
<b>Amenities</b>
How will the hospital cope with additional people?
Needs better access to town for elderly and younger generation
Need better public transport at reasonable cost

The top three key concerns raised about the masterplan were overwhelmingly about the following issues:

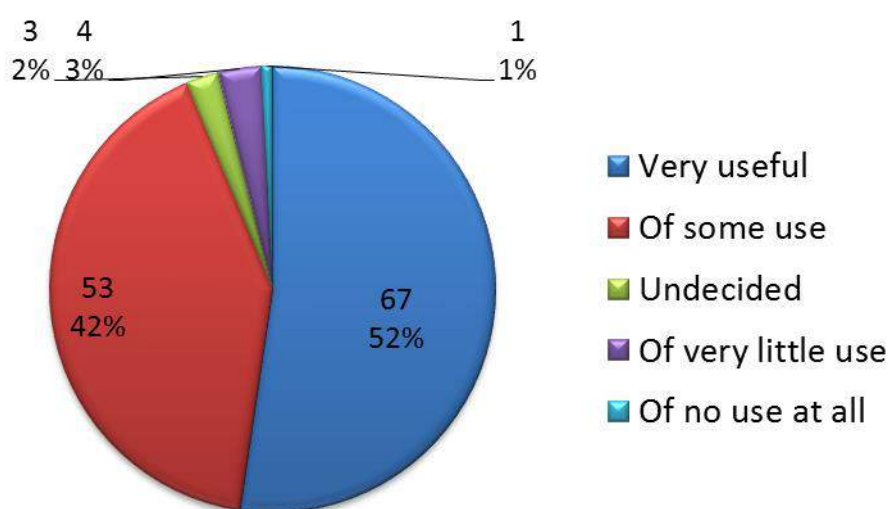
1. Concerns about the ability of the road infrastructure to cope with additional traffic and congestion
2. Opposition to the inclusion of a travellers' site within the masterplan
3. Loss of woodland due to the travellers' site

#### 4.2.5 How did you find out about the exhibition?



When asked how they found out about the exhibition, the majority of respondents 94 (67%) said that they found out from the newsletter that was posted through their door, 24 (17%) said that it was via an advert in the Bury Free Press, 13 respondents (9%) said that they found out by word of mouth. 9 respondents (6%) found out by another means and one person (1%) found out from a poster.

#### 4.2.6 Overall, how useful was this exhibition for you?



When asked how useful people had found the exhibition, 67 people (52%) said that it had been very useful and 53 respondents (42%) said that it had been of some use. Three respondents (2%) were undecided about how useful the exhibition had been, four respondents (3%) found it of very little use and one respondent (1%) found it to be of no use at all.

#### **4.3 Feedback via the consultation email, Freepost and Freephone**

An email address was available for people to submit queries and comments to [consultation@abbotsvale.com](mailto:consultation@abbotsvale.com). This was monitored by Athene on a regular basis and replies were sent to all enquiries. A total of 29 email queries and comments were received and a further ten letters were received.

Apart from two specific queries regarding when building would start and plots would be for sale, the majority of comments echoed the top three concerns received through the feedback form and survey method. i.e.

1. Concern about insufficient road infrastructure to cope with additional traffic and congestion
2. Opposition to the inclusion of a travellers' site within the masterplan
3. Concern about the loss of woodland due to the travellers' site

A Freephone number was also available for people to contact and leave their comments: 0800 0126 186. No Freephone messages were received asking for further details about the exhibitions.

#### **4.4 Consultation Results at a Glance**

The findings from the public consultation can be summarised in a number of key headlines:

- A total of 306 people attended the two public exhibitions in May 2015
- 149 completed feedback questionnaires were submitted in total, including those via freepost and online surveys
- 94% of respondents who attended the public exhibitions felt that they had been very useful or of some use



- 29% of respondents said they supported the draft Masterplan Document and proposals and a further 44% were supportive to an extent
- When asked what kind of services or jobs the respondents would like to be see in the local centre, the top three responses from both the public exhibitions and the online survey were:
  1. Local small supermarket/shop
  2. Doctors/pharmacy
  3. Dentist
- When asked about the three most important things for Hopkins Homes and Pigeon to consider in progressing the draft Masterplan Document and outline planning application, respondents highlighted the following:
  1. Improvements to local road networks
  2. Drainage and infrastructure
  3. The provision of affordable housing for local people

## 5. RESPONSE TO ISSUES RAISED DURING THE PUBLIC CONSULTATION

5.1 All comments received as part of the consultation have been recorded and analysed. The results have been fed back to the project team and the key issues of local concern have been identified, and wherever possible addressed.

The following table highlights the key areas of concern raised during the consultation and the project team's response.

Issue/concern raised	Response
<b>Traffic</b>	
Traffic lights at the existing roundabouts could cause more traffic chaos than is already present – the traffic needs to continually flow.	A signal controlled roundabout will regulate the flow and can help the roundabout operate more freely and aid entry from approaches compared to an uncontrolled roundabout.

Concerns about the 'Relief Road' running through the middle of the development becoming a 'rat run' and running past a primary school.	<p>The relief road is intended to provide an alternative route between Rougham Road and Sicklesmere Road to reduce pressure on surrounding roads and junctions.</p> <p>Options will be considered to regulate speeds near to the primary school in addition to options for school drop off points and access arrangements at a detailed planning stage to provide a safe and convenient means of access.</p>
The 'Relief Road' could be routed to connect from Sicklesmere Road more directly to the A14 without going through the centre of the housing development.	<p>The relief road has been designed to be an active street in part lined with community and commercial uses and therefore serving a number of functions and ensuring that the road forms an integral part of the development. The relief road will be the spine of the new neighbourhood creating a place of high design quality and visual interest rather than being a discreet and isolated element on the periphery of the new neighbourhood.</p> <p>A higher level of development would be required to justify the provision of a new junction with the A14. This level of development would not be supported by the Adopted St Edmundsbury Core Strategy (2010).</p>
The proposed new route will become a route for commercial traffic from the south, both to and from the A14.	The relief road is intended to provide an alternative route between Rougham Road and Sicklesmere Road for all traffic including HGV's, to reduce pressure on surrounding roads and junctions.
The development will attract potentially over 2000 cars – this will bring chaos to the roads. The roads are already congested, especially at peaks times.	As part of the masterplan preparation a significant amount of work has been undertaken through consultation with Suffolk County Council Highways on testing surrounding junctions and identifying improvements required to facilitate the development. It should be recognised that not all cars that the development will bring

	will use the highway network at any one time.
Concerns with extra traffic on Sicklesmere Road which is already a dedicated lorry route, with heavy traffic.	The traffic assessment has considered improvements to the Southgate Green roundabout to ensure the free flow of traffic. In addition, the relief road will provide an alternative route.
Suggestion not to make all of the A14 to Southgate Green roundabout a dual carriageway – this would lead to political repercussions.	Due to physical constraints and the river crossing, this road cannot be widened. However, improvements to nearby traffic junctions will assist the freeflow of traffic.
Improvements to Nowton Road are required.	No requirement for improvements to Nowton Road have so far been identified. However, options could be considered through discussion with the Highways Authority.
An improvement on the road between Cullam Road roundabout and Southgate Green roundabout is required. The controlled crossing road could be widened to give two lanes out of town a clear backlog on Cullam Road.	Improvement measures have been identified for the highway link between Cullum Road and Southgate Green Roundabout. These would consist of the provision of an additional traffic lane that will be provided in each direction between the two roundabouts. This would provide benefits for the operation of the highway network.
How will ambulances access the hospital?	The master plan layout has been prepared to take into consideration the movement of HGVs and emergency vehicles.
<b>Masterplan</b>	
The need to ensure the plans provide adequate car parks for vehicles	The masterplan is an indicative high level plan of how the development could look. Detailed proposals will provide information on parking in line with the Council's standards.
The developers could learn from development at Moreton Hall and the issues with off road parking	The Council has shared its experiences of nearby development. Detailed proposals will provide parking in line with the Council's standards.

<p>Concerns about being overlooked due to being single storey therefore do not accept two or three storey housing overlooking The Firs.</p> <p>Concerns for loss of privacy.</p>	<p>At the detailed design stage, development will respect existing residents to ensure development is not overbearing. Landscape boundaries near to The Firs will be retained.</p>
<p>The number of houses planned needs to be reduced.</p>	<p>The strategic growth location at the South-east of Bury St Edmunds is one of five identified locations for growth to help meet the housing needs of Bury St Edmunds and is identified in the Adopted St Edmundsbury Core Strategy (2010) and Bury Vision 2031 (2015) to provide around 1,250 homes of mixed tenure, and size, including affordable housing.</p>
<p>Pleased that the plan of a new main road through the developments has been included however, this needs to be completed early on in the development.</p>	<p>The relief road will be provided incrementally through the first phases of development. The link between the northern and southern parts of the site will be provided as soon as transport analysis determines that further development cannot take place without the relief road being provided.</p>
<p>A proportion of emotive, modern design to be included in the plans – as example set in the Netherlands.</p>	<p>Development will be expected to respond to, reflect and enhance the local character of Bury St Edmunds. Hopkins Homes is committed to delivering excellent design and quality that will reflect the tradition and character of the town.</p>
<p>The affordable housing are placed in the central area – suggestion that they should be within the southern area near the school. This also keeps school children away from the lorry park. These houses should also be near to community playing areas.</p>	<p>No indicative locations have been identified on the masterplan at the present time. The affordable housing will be ‘pepper potted’ around the site to integrate this with market housing. The exact location of affordable homes will be discussed with the Borough Council to ensure the development reflects housing needs at the time of a detailed planning application.</p>
<p>There is a greater need for more social and affordable housing rather than large 4/5 bedroom houses.</p>	<p>The Council’s target is to deliver 30% affordable homes, the masterplan has been guided by this figure, as will future detailed planning applications.</p>

There is a need to include bungalows and sheltered accommodation within the plans.	The development will provide a mix of homes to meet the needs of different groups. The mix of affordable homes will be discussed with the Council to meet the needs at the time of a planning application.
Why do we need sports facilities when there are some nearby?	The Council has identified the requirement for sports pitches in the location shown through the adopted Concept Statement.
The development would be better situated on an existing railway line.	The sustainability appraisal produced in support of the the allocation of the site in Bury Vision 2031 identifies this as one of the most sustainable locations to deliver new homes in Bury St Edmunds.
<b>Ecology</b>	
Maintain current woodland and green areas.	The masterplan has sought to maintain areas of existing woodland, hedgerows and trees as far as possible. The masterplan will significantly improve the local green infrastructure offer with over 24ha of new open space provided in the masterplan.
Take into consideration the wildlife and the increase in Rooks and Crows during October to February.	A full programme of ecological work has been undertaken including a further assessment for protected species. Rooks and Crows are not protected species - however, new open space and habitat enhancements across the site will provide significant biodiversity benefits when compared to the current nature of the site.
The current healthy trees should remain – these provide improvement to air quality.	A full tree survey of the site has been undertaken. Existing trees and hedgerows will be retained and incorporated into the scheme wherever possible.
Green land should always be preserved and the wildlife considered.	The development will provide substantial new areas of wildlife habitat such as new open space alongside the River Lark and has potential to significantly enhance the ecological value of the site when compared to the current agricultural use.

Concerns about the environmental impact.	A full Environmental Impact Assessment is being prepared to support the planning application. This will propose measures to mitigate any impacts of the development.
<b>Travellers' Site</b>	
The gypsy site is unwelcome and unnecessary – this will strongly be opposed.	In accordance with the Council's guidance for the site the masterplan should make provision for self-build properties and opportunities for community build projects will be explored together with opportunities for Gypsy and Traveller accommodation should a need be identified at the time of the development. This will be subject to further discussion with the Local Planning Authority. The Council's own officers supported the proposed location or the Gypsy and Traveller site when planning application was considered.
The woodland on Rougham Hill should not be destroyed as it is a community asset.	
Concerns for the proposed area designated for gypsies.	
Inclusion of the traveller's site on land that was gifted to Bury residents is unacceptable.	
It would spoil the brand new development and would cause more problems between locals and the travellers.	
The travellers site would give Bury a bad reputation – after all it is the 'the jewel in the crown of Suffolk'.	
The housing backing onto the proposed traveller site would overlook it thus making it an eyesore.	
<b>Other</b>	
Concerns regarding flooding due to being a flood plain area.	A flood risk assessment has been prepared in support of the masterplan and development will avoid areas at risk of flooding.
Site water, water drainage and the need to increase Riverlark capacity/flow to cope with additional housing.	A drainage strategy incorporating sustainable drainage techniques will demonstrate how the development can make a positive contribution to reducing the potential for flooding both on the site and downstream in the Lark Valley.

Concerns about the waste management – this needs to be thought through thoroughly.	A waste management plan will accompany any planning application. This will detail a range of measures, including the provision of sufficient space for bins and recycling boxes and home composting.
Concerns about light emissions.	A lighting strategy will be prepared at a detailed planning stage. However, any such scheme will need to consider maintaining a darkened corridor along the River Lark and avoiding light split into the surrounding countryside.
The houses should be made first refusal for first time buyers.	The development will include a proportion of affordable homes for local people. Some of the affordable homes will assist first time buyers.
Will the new hospital cope with the influx of new residents along with GP surgeries?	The development will be expected to make financial contributions towards local facilities, including health care.
Need to make access to the town centre easier for the elderly and youngsters.	<p>The proposed development offers the opportunity to provide safe new footpaths and green corridors within the site that connect to the existing footpath and cycle networks and the surrounding residential areas, local schools, and the Town Centre.</p> <p>Existing bus services run along Rougham Road and Sicklesmere Road providing connections to the Town Centre.</p> <p>Opportunities to provide additional bus stops and bus connections within the site will be explored.</p>
There is already insufficient employment opportunities in the area.	Within the overall masterplan area there will be new job opportunities in local shops and associated business premises. The existing local industrial area west of Rushbrooke Lane will be retained in employment use. The site is also well located to access other employment opportunities in the town.

Insufficient amenities in the centre of Bury to cope with the additional population – including lack of parking.	New development in the town will help support existing amenities and sustain new amenities. The masterplan will also provide improved public transport, foot and cycle links to the town centre.
There is a need for a new high school.	The County Council is developing a new secondary school at Moreton Hall which will cater for new students arising from the new neighbourhood at Abbots Vale.
There needs to be a cycle and pedestrian route to Moreton Hall and the town centre.	Improved links to the town centre via the existing pedestrian/cycle links and Moreton Hall will be explored through discussion with the Borough Council.
If the council decide to expand the waste disposal site at Rougham Hill, would the development still take place?	Should the waste transfer station take place, development would need to mitigate any impacts through measures such as increased landscape buffers and layout of the masterplan.
Concerns for the existing footpath running from north west to south east from Rougham Hill to Rushbrooke Lane – this runs through the centre of the proposed development.	Existing footpaths would be retained across the site and integrated with a new network of footpaths throughout the site including riverside walks and public footpaths beyond the site.
How is it intended to feed the ever growing population if we keep building on fields?	In assessing its housing needs for an expanding population, the Council has determined that it needs some greenfield land to meet the needs for new homes. The majority of the site is shown as being Grade 3 agricultural land (moderate quality).



## **6. CONCLUSION**

The proposals for Abbots Vale have been informed and shaped by a programme of extensive public consultation. The public consultation ran during May and early June 2015 and has been thorough and wide-ranging.

Hopkins Homes and Pigeon have proactively sought to engage and consult with a wide range of key local stakeholders, community leaders, local residents and businesses and will continue to engage as the project develops.

**Public consultation approach:  
South east Bury St Edmunds draft masterplan and outline  
planning application for new neighbourhood 'Abbots Vale'**

**BACKGROUND AND HISTORY**

In late spring 2015 Hopkins Homes and Pigeon Investments Ltd will consult on the draft masterplan document and an outline planning application for a new sustainable residential neighbourhood known as 'Abbots Vale'.

The area – on land south east of Bury St Edmunds - is one of five strategic areas of growth as identified in the St Edmundsbury Core Strategy (adopted in 2010) and Bury Vision 2031 (adopted 2014) and has already undergone a number of stages of public engagement.

The Prince's Foundation for the Building Community was engaged by Hopkins Homes and Pigeon to collaborate with the local community and key stakeholders to create a draft masterplan framework for the south east urban extension. The Foundation used their Enquiry by Design process to take forward this consultation. Public exhibitions were held in February 2011 and design workshops in March of the same year. The workshops then concluded with two evening public presentations by the Foundation.

All feedback from this process has been incorporated into the next stages in the development of the draft masterplan and planning application.

**NEXT STEPS**

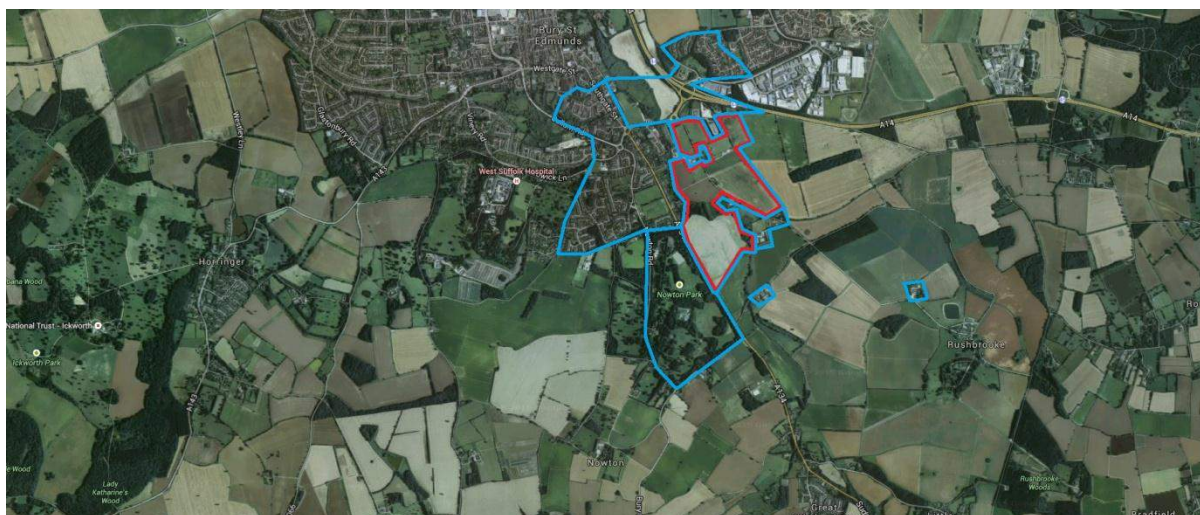
**1) Advertise the public exhibition to encourage attendance by local residents and key stakeholders**

8 May                      Advert publicising exhibition in Bury Free Press

Letters hand-delivered to residents and businesses in the immediate vicinity of the site (those along Rushbrooke Lane including The Firs Residential Park)

Letters hand-delivered to residents in the wider area surrounding the site. This will cover approximately 2,500 households in roads such as Nowton Road, Hardwick Lane, Mayfield Road, and Southgate Street. (See map below)

Posters put up in approximately 15 key locations with high foot fall (for example BP garage on Rougham Road, Sainsbury's on Bedingfeld Way, and Southgate Community Centre on Caie Walk)



*Blue line highlights areas for distribution of letter publicising exhibition*

Letters emailed (or posted where email not available) to a wide group of key stakeholders including (but not limited to):

- Rushbrooke with Rougham Parish Councillors
- Nowton Parish Councillors
- Relevant Suffolk County Councillors
- Local Headteachers
- Chair of New Anglia LEP
- Bury Chamber of Commerce representatives etc

- |               |  |
|---------------|--|
| 8 May         | Launch of website <a href="http://www.abbotsvale.com">www.abbotsvale.com</a> with details of exhibition - also to be advertised on the Council's website.  |
| 8 May         | Letter emailed to new MP (at campaign email as new Parliamentary email will not be live)   |
| 8 (or 11) May | Letters sent to all re-elected St Edmundsbury Councillors and Bury St Edmunds Town Councillors, (once election results clarified on 8 May). Letters posted to all newly elected Councillors (as Council email address will not yet be live). |
| 15 May        | Advert promoting exhibition re-published in Bury Free Press  |
| 15 May        | Press release advertising exhibition sent to wider print and broadcast media   |

**2) Public exhibition – Wednesday 20 and Thursday 21 May, 2-7pm, Cricket Pavilion at The Victory Ground, Nowton Road, Bury St Edmunds, Suffolk, IP33 2BT.**

There will be a preview of exhibition boards for Councillors and other key stakeholders one hour before the exhibition opens to the public on 20 May, to enable these people to have advanced conversations with the project team.

The exhibition will include full details of the Masterplan document and the outline planning application for the new neighbourhood 'Abbots Vale'. There will be A1 exhibition boards covering topics such as:

- Introduction to the exhibition, about Hopkins Homes and Pigeon
- Background to the proposals
- Vision for Abbots Vale neighbourhood
- Draft Masterplan
- Sustainable transport and accessibility
- Understanding the environmental context
- Green infrastructure and ecology
- Drainage infrastructure and utilities
- Community benefits
- Feedback and next steps

Members of the project team will be on hand to answer questions from the public and obtain their feedback. The team will include people with expertise in planning, transport, and drainage.

At the exhibition the public will be able to provide their feedback in a number of ways:

- By completing and returning the feedback form at the exhibition
- By taking away a feedback form and returning to the freepost address
- By completing the feedback form electronically through an iPad at the event (staff will be available to assist anyone with visual impairment)
- By completing the feedback form electronically via the website anytime from 20 May to the closing deadline of midnight on Sunday 7 June

From 20 May all materials presented at the exhibition (such as content of exhibition boards) will be available on the website [www.abbotsvale.com](http://www.abbotsvale.com)

### **3) Summarising feedback and ongoing dialogue**

All feedback received during the exhibitions and via the online feedback form will be collated and summarised as part of the Statement of Community Involvement (SCI).

Stakeholders and members of the community will be able to continue engaging with Hopkins Homes via the consultation email and Freephone number (available on the website and published in all promotional material) throughout the process.

## **Officials**

Mr Ian Gallin, Chief Executive

Mr Alex Wilson, Director of St Edmundsbury Borough Council

Mr Liz Watts, Director of St Edmundsbury Borough Council

Mr Steven Wood, Head of Planning

Mr Ian Poole, Planning Growth

Mr Gareth Durrant, West Suffolk Council

Mr Chris Rand, West Suffolk Council

Mr Christine Flitner, West Suffolk Council

Ms Jaki Fisher, West Suffolk Council Mr

Simon Collin, West Suffolk Council Mr

Kevin Marshall, West Suffolk Council Ms

Nicola Parrish, S106 Officer

Mr Jeff Horner, Suffolk County Council

Ms Suzanne Buck, Suffolk County Council

Mr Dave Watson, Suffolk County Council

Mr Iain Maxwell, Suffolk County Council

Mrs Carol Cannell, Bury St Edmunds Ramblers association

Mr Ben Corne, Environment agency

## **MP**

Ms Joanne Churchill, MP

## **St Edmundsbury Borough Councillors**

Councillor Sarah Broughton, Ward Councillor for Great Barton

Councillor Simon Brown, Ward Councillor for Pakenham

Councillor Tony Brown, Development Control Committee member

Councillor Terry Buckle, Ward Councillor for Moreton Hall

Councillor Carol Bull, Ward Councillor for Bamingham

Councillor John Burns, Ward Councillor for Haverhill East

Councillor Patrick Chung, Southgate Ward Councillor

Councillor Terry Clements, Cabinet Member for Planning and Regulation and ward councillor for Horringer and Whelnetham

Councillor Bob Cockle, Development Control Committee member

Councillor Jason Crooks, Ward Councilor for Haverhill South

Councillor Robert Everitt, Development Control Committee member

Councillor Paul Farmer MBE, Ward Councillor for BSE Abbeygate

Councillor Jeremy Farthing, Ward Councillor for Haverhill West

Councillor Paula Fox, Ward Councillor for Haverhill South

Councillor Susan Glossop, Ward Councillor for Risby

Councillor John Griffiths MBE, Leader of the Council and ward councillor for Ixworth ward

Councillor Wayne Hailstone, Ward Councillor for Westgate

Councillor Diane Hind, Ward Councillor for BSE Northgate

Councillor Rebecca Hopfensperger, Ward Councillor for Fornham

Councillor Paul Hopfensperger, Ward Councillor for St Olaves

Councillor Ian Houlder , Development Control Committee member

Councillor Margaret Marks, Ward Councillor for Haverhill West

Councillor Tim Marks, Development Control Committee member

Councillor Betty Mclatchy, Ward Councillor for Haverhill North

Councillor Ivor Mclatchy, Ward Councillor for Haverhill East

Councillor Jane Midwood, Ward Councillor for Withersfield

Councillor Sara Mildmay-White, Deputy Leader and Cabinet Member for Health and Communities and ward councillor for Rougham

Councillor David Nettleton, Ward Councillor for Risbygate

Councillor Clive Pollington, Ward Councillor for Wickhambrook

Councillor Alaric Pugh, Cabinet Member for Economic Growth and ward member for Clare

Councillor Joanna Rayner, Ward Councillor for Abbeygate

Councillor Karen Richardson, Ward Councillor for Haverhill East

Councillor David Roach, Ward Councillor for Haverhill West

Councillor Barry Robbins, Ward Councillor for Haverhill North

Councillor Richard Rout, Ward Councillor for Westgate

Councillor Angela Rushen, Vice-Chairman of St Edmundsbury Development Control Committee and ward councillor for Chedburgh

Councillor Andrew Speed, Ward Councillor for Abbeygate

Councillor Clive Springett, Ward Councillor for BSE (Minden)

Councillor Sarah Stamp Cabinet Member for Leisure, Culture and Heritage and ward councillor for Southgate

Councillor Peter Stevens, Cabinet Member for Waste and Property and ward councillor for Cavendish

Councillor Peter Thompson, Ward Councillor for Moreton Hall

Councillor Jim Thorndyke, Chairman of St Edmundsbury Development Control Committee and ward councillor for Stanton

Councillor Paula Wade, Ward Councillor for Bardwell Councillor

Julia Wakelam, Ward Councillor for Risbygate Councillor Pat

Warby, Development Control Committee member Councillor

Frank Warby, Ward Councillor for Moreton Hall

### **Bury St Edmunds town Council**

Councillor John Augustine, Minden Ward Councillor

Councillor Rodney Barrett, Risbygate Ward Councillor

Councillor Patrick Chung, Southgate Ward Councillor

Councillor Bob Cockle, St Olaves Ward Councillor

Ms Julia Dyball, Town Clerk

Councillor Robert Everitt, Minden Ward Councillor

Councillor Wayne Hailstone, Westgate Ward Councillor

Councillor Kevin Hind, St Olaves Ward Councillor

Councillor Diane Hind, Northgate ward Councillor

Councillor Thomas Murray, St Olaves Ward Councillor

Councillor Joanna Rayner, Abbeygate Ward Councillor

Councillor Richard Rout, Westgate Ward Councillor

Councillor Andrew Speed, Abbeygate Ward Councillor

Ms Sue Hindry, Assistant Town Clerk

Councillor Clive Springett, Minden Ward Councillor

Councillor Peter Thompson, Eastgate Ward Councillor

Councillor Frank Warby, Ward Councillor for Risbygate

Councillor Patricia Warby, Moreton Hall Ward Councillor

Councillor Ann Williamson, Southgate Ward Councillor

### **Rushbrooke with Rougham Parish**

Mr Ian Steel, Chairman of Parish Council

Mr Melvin Cocksedge, Vice Chairman of Parish Council

Mr Martin Chapple, Committee member of Parish Council

Mrs Christine Drewienkiewicz, Committee member of Parish Council

Mr Simon Eddell, Committee member of Parish Council

Mr P Langdon, Committee member of Parish Council

Mrs Christine Old, Committee member of Parish Council

Mr John Ottley, Committee member of Parish Council

Mr John Eden, Committee member of Parish Council

Mr Stephen Flowers, Committee member of Parish Council

Mrs Frankie Shaw, Committee member of Parish Council

Mrs Pat Lamb, Parish Clerk



Mr Martin Lear, Committee member of Parish Council

### **Nowton Parish Council**

Mrs P Stoddart, Parish Clerk

Mr David Flatt, Parish Councillor

Mr Renee Forrow, Parish Councillor

Mr Jonathan Edward Masters, Parish Councillor

Mr Michael May, Parish Councillor

Ms Carol Perry, Parish Councillor

### **Suffolk County Council Councillors**

Councillor Terry Clements, County Councillor of Thingoe South

Councillor Sarah Stamp, County Councillor for Hardwick

Councillor Mark Bee, Leader of Suffolk County Council and County Councillor for Beccles

Councillor Lisa Chambers, Deputy Leader of the Council and Cabinet Member for Education and Skills

Councillor Graham Newman, Cabinet Member for Roads, Transport and Planning

### **Stakeholders**

Mr Mark Pendlington, New Anglian LEP, Chairman

Mr Chris Starkie, New Anglian LEP, Managing Director

Mr Mark Reeve, Greater Cambridge Greater Peterborough LEP, Chairman

Mr Colin Knight, Bury St Edmunds Chamber of Commerce, Chairman

Mr Matt Moss, Bury St Edmunds Chamber of Commerce, Vice Chairman

Mr Mark Daly, BID4 Bury, Chairman

Mr Mark Corde, II BID4 Bury, Chief Executive

Mr D Whipp, South Lee School, Head Teacher

Mr Daryl Jones, Hardwick Primary School, Head Teacher

Mr Peter Dewhurst, Sebert Wood Community Primary School, Head Teacher

Mrs Vicky Neale, Bury St Edmunds County Upper School, Head Teacher

Mrs Andrea Smith, Hardwick Middle School, Head Teacher

Mr Paul Elstone, St James C of E VA Middle School, Head Teacher

Mrs Susan Herriott, Guildhall Feoffment Community Primary School, Head Teacher

Mrs Maria Kemble, St Edmunds Catholic Primary School, Head Teacher

Mrs Rose Heap, St Louis Catholic Middle School, Head Teacher

Mr Geoffrey Barton, King Edward VI Church of England voluntary Controlled Upper School Head Teacher

Dr Nikos Savvas, West Suffolk College, Head Teacher

Mr Peter Knights, Mount Farm Surgery, Business Partner

Mrs Linda Johnston, The Guildhall & Barrow Surgery, Practice Manager

Ms Lisa Coleman, Swan Surgery, Practice Manager

Dr Robert Bradley, Angel Hill Surgery, Doctor

Mrs Faith Phillips, Guildhall Dental, Practice Manager

Mrs Nicola Riley, Victoria Surgery, Practice Manager

Mr Craig Black, West Suffolk NHS Trust, Executive Director of Resources

The Manager, Rushbrooke Farms

Mr James Wigan, Rushbrooke Stud Farm

Mr Kevin Rumsby, Wyevale Garden Centre

The Manager, TMS Mobility Ltd

Mr Andy Goodridge, Global Golf

The Manager, Silver Shield Automotive Windscreens

The Manager, JJ Peugeot Specialist

The Manager, Animal and Plant Health Agency

The Manager, Hilltop Café and Lorry Park

The Manager, Southgate Farm

The Chairman, Bury Rugby Club

The Manager, Bury St Edmunds Wildlife Group

The Manager, The Bury Society

Mr Paul Cailes, Paul Cailes Motor Mechanic

Mr George Anderson, Andersons Locks

Mr Jim Ring, Automotive Repair

The Manager, Proteus Investments

The Manager, B and J Motors

Mr Michael Hargreaves, Michael Hargreaves Planning Solicitor

Mr Amos Webb, The Firs Residential Park

Ms Janine Dykes, Historic England, Assistant Inspector of Historic Buildings and Areas

Mr Bob Jones, Southgate Community centre, Trustee & Secretary

The Manager, Marks & Spencer

The Manager, Natural England

**Additional Stakeholders**

Christine Flittner, ERDT Suffolk, Conservation Officer

Kim Langley, West Suffolk County

Ben Corne, Environment Agency

Peter Gudde, Environmental Health

Andrea Mayley, West Suffolk County, Economic Development

Andrew Newman, West Suffolk County, Public Health and Housing

John Pitchford, West Suffolk County, Strategic Planning

Neil McManus, West Suffolk County, Infrastructure

Sue Hooton, West Suffolk County, Ecologist

Keren Wright, West Suffolk County, Gypsy and Traveller Liaison Officer

Andrew Woodin, West Suffolk County, Rights of Way

Iain Amis, Anglain Water Services, Head of Developer Services

NHS Suffolk

Roley Wilson, Suffolk Ramblers, Chairman

UK Power Networks

RSPB

Julian Roughton, Suffolk Wildlife Trust, Chief Executive

Douglas Paxton, Suffolk Constabulary, Chief Constable

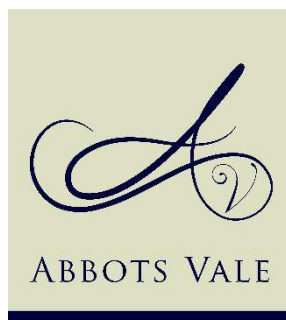
Keith Barlett, Suffolk Constabulary, Force Architectural Liaison Officer

Ginny Clarkem Highways England, Strategy and Planning Director

Adam Rigarlsford, Sports England, Strategic Lead Local Relationships

Bury St Edmunds Water Meadows Group

Fiona Cairns, Suffolk Preservation Society, Director



8<sup>th</sup> May 2015

Dear

**Abbots Vale – A new neighbourhood for Bury St Edmunds**

We are writing to invite you to a public consultation event on behalf of Suffolk based Hopkins Homes Ltd and Pigeon who are working together to deliver the development of Abbots Vale, a new neighbourhood to the south east of Bury St Edmunds.

Hopkins Homes and Pigeon are currently preparing a masterplan document and planning application as a next step in the planning process following the Borough Council's approval of a concept plan and planning policy in the Bury St Edmunds Vision 2031 Area Action Plan back in September last year.

The land at south east of Bury St Edmunds, known as Abbots Vale, is one of five strategic development locations set out in St Edmundsbury Borough Council's adopted Core Strategy.

We are consulting with Councillors, stakeholders and members of the local community about the draft masterplan document for Abbots Vale ahead of submitting a planning application. The public consultation events are being held:

**at the Cricket Pavilion, The Victory Ground,  
Nowton Road, Bury St Edmunds, IP33 2BT**

**on Wednesday 20th and Thursday 21st May 2015  
between 2.00pm and 7.00pm**

**We would also like to take this opportunity to invite you to a preview of the exhibition on Wednesday 20th May between 1.00pm and 2.00pm.**

There is no need to book as these events are drop-in sessions. Representatives from the development project team will be on hand to discuss the proposals and to answer any questions you may have. Formal feedback forms will be provided. Over the coming weeks, information will also be available to view on the project website, **[www.abbotsvale.com](http://www.abbotsvale.com)**.

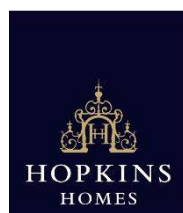
The proposed new neighbourhood will comprise:

- Around 1,250 high quality homes of mixed tenure and size (including a proportion of affordable homes);
- A new primary school and playing fields;
- Substantial areas of new public open space including access to the River Lark corridor, sports playing fields, play areas, new landscaping and allotments - for the benefit of new and existing residents;
- Land for a community centre;
- A new local centre offering a range of shops and services;
- A network of footpaths, cycle routes and riverside walks - 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 with Sicklesmere Road, to improve the flow of traffic;
- Ecological enhancements within the site through the retention and creation of natural habitats such as wetland areas.

We look forward to seeing you at the consultation event. Meanwhile, if you have any questions about the Abbots Vale planning proposals you can contact us on **[consultation@abbotsvale.com](mailto:consultation@abbotsvale.com)** or by telephone on **01733 207347**.

Yours sincerely,

Hopkins Homes Ltd and Pigeon



## PUBLIC EXHIBITION...

**Please come along to have your say.**

The exhibition is a drop-in event and there is no need to book.

Members of the development project team will be on hand at the exhibition to answer your questions about these proposals and obtain feedback.

If you have any queries or comments about the proposals please see our contact details below.

All feedback on the proposals must be received by midnight on Sunday 7th June 2015.

Date: Wednesday 20th and Thursday 21st May

Venue: Cricket Pavilion, Victory Ground,  
Nowton Road, Bury St Edmunds, IP33 2BT

Time: 2.00pm – 7.00pm

Visit our website: [www.abbotsvale.com](http://www.abbotsvale.com)

Freephone: 0800 0126 186

Email: [consultation@abbotsvale.com](mailto:consultation@abbotsvale.com)

Freepost: Abbots Vale, Freepost RTLY-RLGH-GKSE,  
Priestgate, Peterborough, PE1 1JL



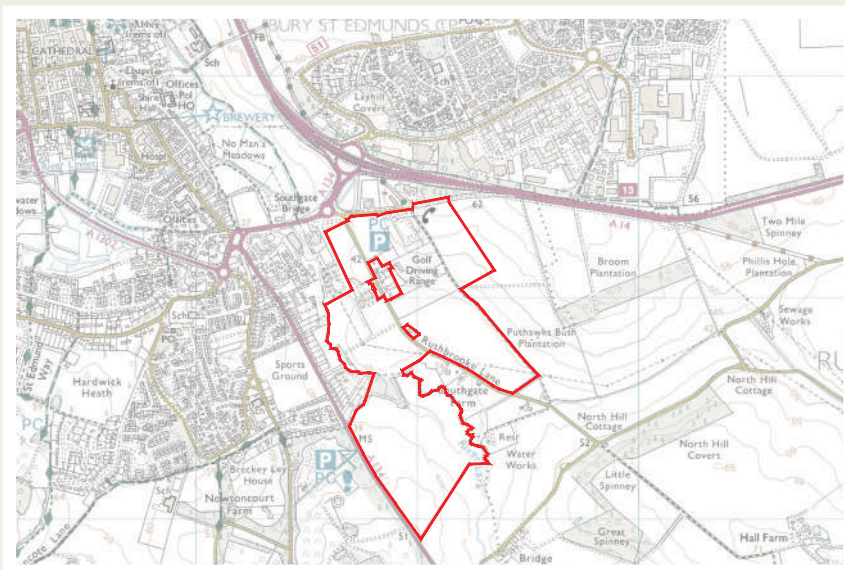
ABBOTS VALE

This newsletter provides you with details of proposals by Hopkins Homes and Pigeon for a new sustainable residential neighbourhood in south east Bury St Edmunds.



You are invited to a public exhibition about the masterplan document and planning application relating to land at south east Bury St Edmunds – one of five locations for strategic growth identified in St Edmundsbury Borough Council Adopted Core Strategy (2010) and the subject of a concept plan and planning policy in the Bury St Edmunds Vision 2031 Area Action Plan (approved in September 2014). The exhibition will include details of the proposals for a sustainable residential neighbourhood – Abbots Vale - from Hopkins Homes and Pigeon.

The latest version of the masterplan builds on the key themes that emerged as part of the initial public consultation in 2011 and has been subject to further consultation as part of the process to develop the Local Plan.



The above map illustrates the site of the proposed development

## ABOUT THE PROPOSALS...

The new neighbourhood will comprise:

- Around 1,250 high quality homes of mixed tenure and size (including a proportion of affordable homes)
- A new primary school and playing fields
- Substantial areas of new public open space including access to the River Lark corridor, sports playing fields, play areas, new landscaping and allotments - for the benefit of new and existing residents
- Land for a community centre
- A new local centre offering a range of shops and services
- A network of footpaths, cycle routes and riverside walks - 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 with Sicklesmere Road, to improve the flow of traffic
- Enhanced biodiversity within the site through the creation of new habitats such as wetland areas, which will form part of a sustainable drainage system.

## 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.





**MEDIA RELEASE**



## **Plans for new sustainable neighbourhood and relief road go on public display**

**Proposals to build around 1,250 high quality new homes and create a new neighbourhood in south east Bury St Edmunds go on exhibition to the public on Wednesday 20 and Thursday 21 May 2015.**

The proposed Abbots Vale development by Hopkins Homes and Pigeon will be built on allocated land at south east Bury St Edmunds. This is one of five locations for strategic growth identified in St Edmundsbury Borough Council Adopted Core Strategy (2011) and was the subject of a concept plan and planning policy in the Bury St Edmunds Vision 2031 Area Action Plan (2014).

In addition to new homes, significant improvements to the local road network are proposed, including a new relief road connecting Rougham Hill with Sicklesmere Road, to improve the flow of traffic.

A proportion of affordable properties will also be built as part of the development to help meet the area's affordable housing shortage.

Simon Bryan, Director of Development at Hopkins Homes, said: "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.

"As a local house builder we are committed to working with the Borough Council to deliver its growth strategy. Abbots Vale 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.

"We look forward to hearing the community's thoughts about our plans to transform this area of Bury St Edmunds."

Other key features of the proposals include a new primary school and playing fields; substantial areas of new public open space including access to the River Lark corridor, sports playing fields, play areas, new landscaping and allotments; land for a community centre; a new local centre offering a range of shops and services; a network of footpaths, cycle routes and riverside walks connecting to the town centre and surrounding countryside; and enhanced biodiversity which will also form part of a sustainable drainage system.

**MEDIA RELEASE**



The public exhibitions are due to take place on Wednesday 20 and Thursday 21 May 2015 between 2pm and 7pm at the Cricket Pavilion, Victory Ground, Nowton Road, Bury St Edmunds, IP33 2BT.

All feedback on proposals is welcomed by midnight on Sunday 7 June 2015.

For more information please visit [www.abbotsvale.com](http://www.abbotsvale.com).

**Ends/**

**Notes to editors:**


For more information about Hopkins Homes please visit [www.hopkinshomes.co.uk](http://www.hopkinshomes.co.uk)

**Media contact:** Ryan Hyman, 01733 207338, [ryan@athene-communications.co.uk](mailto:ryan@athene-communications.co.uk)

# Media Coverage

Publication: Bury Free Press


Date: 08.05.2015



**ABBOTS VALE**

## Abbotts Vale Public Exhibition

**DATE:** Wednesday 20th and Thursday 21st May 2015  
**VENUE:** Cricket Pavilion, Victory Ground,  
Nowton Road, Bury St Edmunds, IP33 2BT  
**TIME:** 2.00pm – 7.00pm



**This map illustrates the site proposed for development.**

You are invited to a public exhibition about the masterplan document and planning application relating to land at south east Bury St Edmunds – one of the five strategic areas of growth identified in the St Edmundsbury Core Strategy (2010). The exhibition will include details of the proposals for a sustainable residential neighbourhood – Abbotts Vale.

**The new neighbourhood will comprise:**



- Around 1,250 high quality homes of mixed tenure and size
- A new primary school and playing fields
- Substantial areas of new public open space
- Land for a community centre
- A new local centre
- A network of footpaths, cycle routes and riverside walks

- Improvements to the local road network, including a new relief road connecting Rougham Hill with Sicklesmere Road

**Please come along to have your say.**

The exhibition is a drop-in event and there is no need to book. Members of the development project team will be able to answer your questions and obtain your feedback.

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ABBOTS VALE

Friday, May 15, 2015 www.buryfreepress.co.uk

BURY FREE PRESS

27

## Planning

# Exhibition for homes plan

BY PAUL BICKAKIS  
and development@bfp.co.uk  
Twitter: giffthof

Plans to build around 1,250 new homes in south east Bury St Edmunds will be unveiled at an exhibition next week.

The Abbots Vale development by Hopkins Homes and Pagoni Formosini (the strategic sites outlined in St Edmundsbury Borough Council's Vision 2021 framework for growth.

A new relief road connecting Roughton Hill with Sirk-lewence Road is also proposed.

Simon Bryan, director of development at Hopkins, said: "Our vision for Abbots Vale is a high quality, attractive, sustainable, neighbourhood which responds to and respects the distinctive fab-



DEVELOPMENT: A map of where the homes would be built

ric landscape and heritage of Bury." Other features range from a new primary school and playing fields to a centre offering shops and services.

The exhibition is on

Wednesday and Thursday, May 20 and 21, from 2pm to 7pm at the Cricket Pavilion at the Victory Ground, in Newton Road, Bury.

Visit [www.abbotsvale.com](http://www.abbotsvale.com)

NEWS FROM 1 INFO FROM 112 OPINION FROM 113 YOUR NEWS FROM 121 SPORT FROM 142

Students at Mildenhall College Academy took part in a mock general election ballot



## Students' mock election mirrors constituency results

As General Election fever came to a head last week, students at Mildenhall College Academy took part in the national hype with their own election.

Following lessons about government and politics and visits from West Suffolk's Parliamentary candidates, students were able to vote for the real candidates in a mock ballot. The final turnout was 92 per cent, slightly higher than in the General Election in the West Suffolk constituency. Conservative candidate Matthew Hancock held his seat with UKIP candidate Julian Flood coming a close second. Green Party candidate Niall Pettitt, a former pupil at the school, came a commendable fourth. Ed Lewis, history teacher, said: "Taking part in a mock election has raised an Academy-wide interest and understanding of political issues."

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# Media Coverage

Publication: Bury Free Press

Date: 17.5.15

## Plans for 1,250 homes and relief road in Bury St Edmunds to go on display



An indicative artist's impression of what the view may look like from the proposed Abbots Vale development looking out towards the cathedral ANL-150514-101843001



by

**Paul Derrick**

paul.derrick@buryfreepress.co.uk

09:00 Sunday 17 May 2015

**Plans to build around 1,250 new homes in south east Bury St Edmunds will be unveiled at a public exhibition next week.**

The Abbots Vale development by Hopkins Homes and Pigeon forms one of five strategic sites outlined in St Edmundsbury Borough Council's Vision 2031 framework for growth.

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YOUR SAY

A new relief road connecting Rougham Hill with Sicklesmere Road is also proposed.

Simon Bryan, director of development at Hopkins, said: "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." Other features range from a new primary school and playing fields to a centre offering shops and services.

The exhibition is on Wednesday and Thursday, May 20 and 21, from 2pm to 7pm at the Cricket Pavilion at the Victory Ground, in Nowton Road, Bury.

All feedback on the proposals is welcomed by midnight on Sunday, June 7.

Visit [abbotsvale.com](http://abbotsvale.com)

Get involved in the discussion  
and have your say...

Sign in

1 comment

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Jonathan C

9:13 PM on 17/05/2015

Rate: (0) (2)



I think this is a fantastic idea, since another thousand cars hitting those roundabouts is going to improve things no end during morning rush hour! \*sigh\*



# Media Coverage

Publication: East Anglian Daily Times

Date: 17.5.15



The vision for a major new development of about 1,250 homes on the south-easterly edge of Bury St Edmunds will be on display this week.

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The public have the chance to attend drop-in sessions tomorrow and Thursday on the draft masterplan for Abbots Vale, a proposed new residential neighbourhood on land behind Rougham Hill.

The land is one of the five strategic sites in Bury St Edmunds earmarked for new homes in St Edmundsbury Borough Council's local plan, Vision 2031.

Hopkins Homes and Pigeon, who are behind the proposals, are consulting on the draft masterplan document ahead of submitting an outline planning application this summer.

If permission is granted, they envisage the development will start in mid-2016, with a build period of about 10 years.

The new neighbourhood would include a primary school, land for a community centre, play and sports facilities, a small supermarket, allotments and 24 hectares of public open space.

A relief road, connecting Rougham Hill and Sicklesmere Road, would be built to help alleviate traffic, and there would also be improvements to the local road network, which could include traffic lights at the busy Southgate Green roundabout.

Hopkins Homes and Pigeon said: "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."

Councillor Sarah Stamp, who represents the area, said: "I will be there on Wednesday and will certainly be seeking views from residents and will be happy to represent them on any concerns or comments they may have."

She said during the Vision 2031 process Rushbrooke Lane residents - whose homes are in the middle of the development site - had expressed concerns about traffic.

She said she had met with fellow county councillors David Nettleton and Trevor Beckwith and the county council's highways team on Friday to look at the issues around infrastructure and how future traffic congestion could be mitigated.

The drop-in events are tomorrow and Thursday from 2pm to 7pm at the cricket pavilion at the Victory Ground in Nowton Road.

Full details will be published on [www.abbotsvale.com](http://www.abbotsvale.com) from Wednesday.

# Media Coverage

Appendix F - Media coverage

Publication: East Anglian Daily Times

Date: 23.05.2015

## Increased traffic is a key concern around proposed Bury St Edmunds development of 1,250 homes

10:10 23 May 2015 | Mariam Ghaemi



Artists' impression of the view from the new development towards the cathedral.

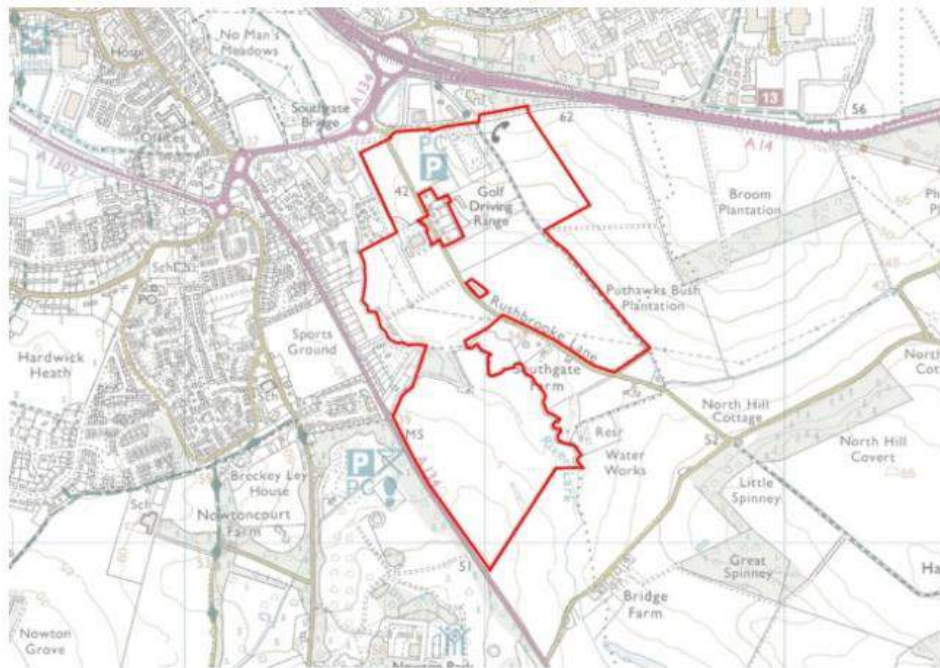
Traffic has been raised as a key issue by people who attended a public exhibition on the vision for a 1,250-home development in south-east Bury St Edmunds.



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*Location plan for the south-east Bury St Edmunds development.*

House builder Hopkins Homes and development partner Pigeon have held two consultation events this week on their plans for a new neighbourhood called Abbots Vale, on land behind Rougham Hill and Sicklesmere Road.

People's feedback will help to inform the preparation of the draft masterplan and outline planning application, which Hopkins Homes and Pigeon hope to submit to St Edmundsbury Borough Council this summer.

The knock-on effect of increased traffic on the local road network emerged as a key theme among people who went to the event on Wednesday, held at the Victory Ground in Bury.

While Angela Rushen, borough councillor for the nearby village of Chedburgh, approved of the concept for the development, she said: "Traffic is my main concern. The road infrastructure we have got wasn't designed for the 21st century.

"We have got larger and larger lorries, we have got more and more cars and with 1,250 homes there's going to be an awful lot of extra traffic in the area."

A relief road, linking Rougham Road to Sicklesmere road, will be built through the development.

Chris Smith, from Hopkins, said it would not be a bypass and would have a speed limit of no more than 30mph. Its primary purpose will be to serve the development though it will provide an alternative route for some traffic.

Mrs Rushen said: "Is it going to become a rat run?"

Sanchia Willis, aged nearly 70, of The Curlews, said she was "all for" more homes being built, but was unsure how Sicklesmere Road would cope with the extra traffic.

"It's the main road to Sudbury and it's only like a country road," she said.

The developers are also proposing improvements to the local road network to help alleviate traffic, for example installing traffic lights at the Southgate Green roundabout.

They are also looking to create a 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.

The development will include a new primary school, about 25 hectares of public open space, and provision for a community centre and shops.

The lorry park at Rougham Hill will remain, but the land where the golf driving range is currently is part of the proposed development area.

People have until midnight on June 7 to comment on the plans. For more information visit [www.abbotsvale.com](http://www.abbotsvale.com)





# Media Coverage

Appendix F - Media coverage

Publication: East Anglian Daily Times

Date: 28.5.15

## Potential traveller site identified in draft plans for 1,250 home development in Bury



Masterplan for south-east Bury St Edmunds development ANL-150528-175035001

published

17:56 Thursday 28 May 2015

**Travellers fighting for a permanent base in Bury St Edmunds have received a boost after a potential site was identified for them in draft plans for a 1,250 home development.**

The Delaney family had applied to turn woodland off Rougham Hill into a private site but their bid was rejected by St Edmundsbury Borough Council's development control committee in February following considerable opposition by nearby residents.

Councillors felt the application should not be considered before a masterplan for major development in the area is adopted and lamented the potential loss of community woodland.

However, the same site has been identified as a potential location for a gypsy and traveller site in a draft masterplan for the area from developers Hopkins Homes and Pigeon.

0

comments



**HAVE  
YOUR SAY**

The proposals, known as the Abbots Vale development which are up for public consultation, also include 1,250 homes and a new relief road.

Planning agent Michael Hargreaves, who represents the Delaney family, said the inclusion of the site helps them in their appeal against the council's decision.

He said: "The masterplan has effectively accepted and supported the site we had suggested."

Robert Eburne, planning manager for Hopkins Homes, said: "In accordance with the Bury St Edmunds Vision 2031 document, opportunities for community build projects and for Gypsy and traveller accommodation will also be explored in the masterplan should a need be identified at the time of development."



A spokesman for St Edmundsbury Borough Council added: "The planning application earlier this year was refused, in part, because the masterplan for the site had not been approved, as well as concerns that it would result in a loss of woodland.

"The masterplan now brings that gypsy and traveller provision back and invites people to comment as to what provision should be made, if any, as part of that site."

The consultation on the Abbots Vale development runs until midnight on Sunday, June 7.

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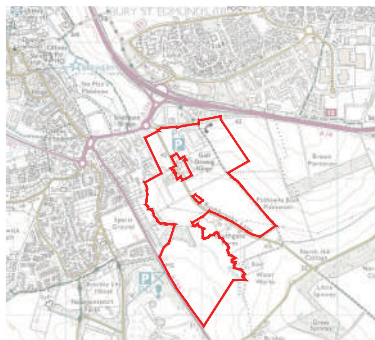




ABBOTS VALE

# Abbotts Vale Public Exhibition

**DATE:** Wednesday 20th and Thursday 21st May 2015  
**VENUE:** Cricket Pavilion, Victory Ground,  
Nowton Road, Bury St Edmunds, IP33 2BT  
**TIME:** 2.00pm – 7.00pm



**This map illustrates the site proposed for development.**

You are invited to a public exhibition about the masterplan document and planning application relating to land at south east Bury St Edmunds – one of the five strategic areas of growth identified in the St Edmundsbury Core Strategy (2010). The exhibition will include details of the proposals for a sustainable residential neighbourhood – Abbots Vale.

## The new neighbourhood will comprise:

- Around 1,250 high quality homes of mixed tenure and size
- A new primary school and playing fields
- Substantial areas of new public open space
- Land for a community centre
- A new local centre
- A network of footpaths, cycle routes and riverside walks

- Improvements to the local road network, including a new relief road connecting Rougham Hill with Sicklesmere Road

## Please come along to have your say.

The exhibition is a drop-in event and there is no need to book. Members of the development project team will be able to answer your questions and obtain your feedback.

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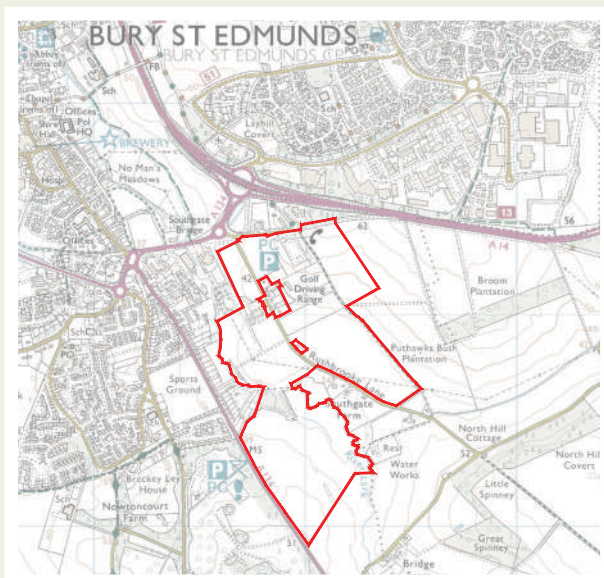




ABBOTS VALE

# Abbots Vale Public Exhibition

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**This map illustrates the site proposed for development.**

You are invited to a public exhibition about the masterplan document and planning application relating to land at south east Bury St Edmunds – one of five locations for strategic growth identified in the Adopted St Edmundsbury Core Strategy (2010) and the Bury St Edmunds Vision 2031 Area Action Plan (approved in September 2014).

The exhibition will include details of the proposals for a sustainable residential neighbourhood – Abbots Vale – from Hopkins Homes and Pigeon.

## The new neighbourhood will comprise:

- Around 1,250 high quality homes (including a proportion of affordable homes)
- A new primary school and playing fields
- Substantial areas of new public open space - including access to the River Lark
- Land for a community centre
- A new local centre offering a range of shops and services
- A network of footpaths, cycle routes and riverside walks
- Improvements to the local road network, including a new relief road connecting Rougham Hill with Sicklesmere Road

**Please come along to have your say.**

The exhibition is a drop-in event and there is no need to book. Members of the development project team will be able to answer your questions and obtain your feedback.

All feedback on the proposals must be received by **midnight Sunday 7th June**.

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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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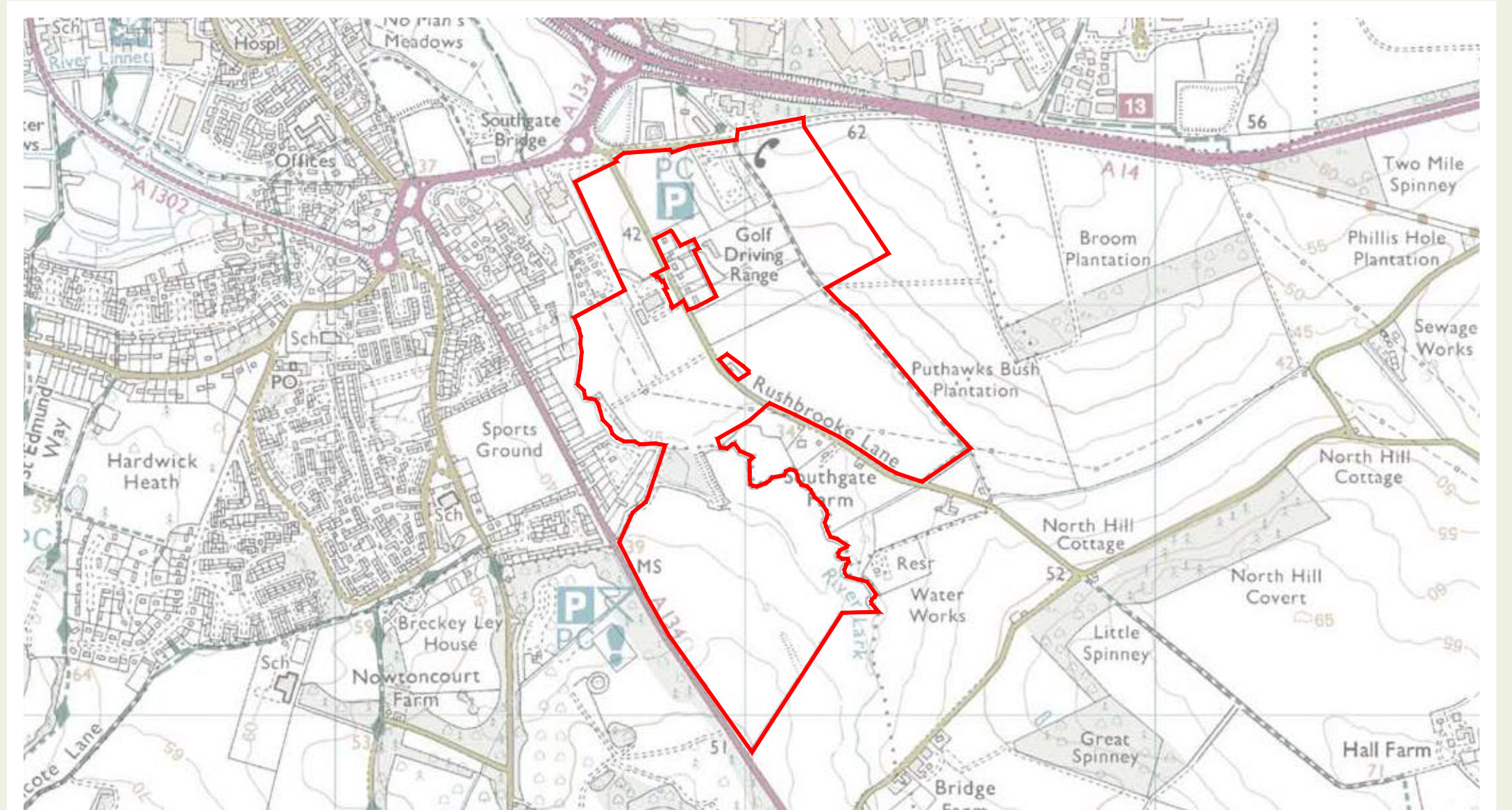
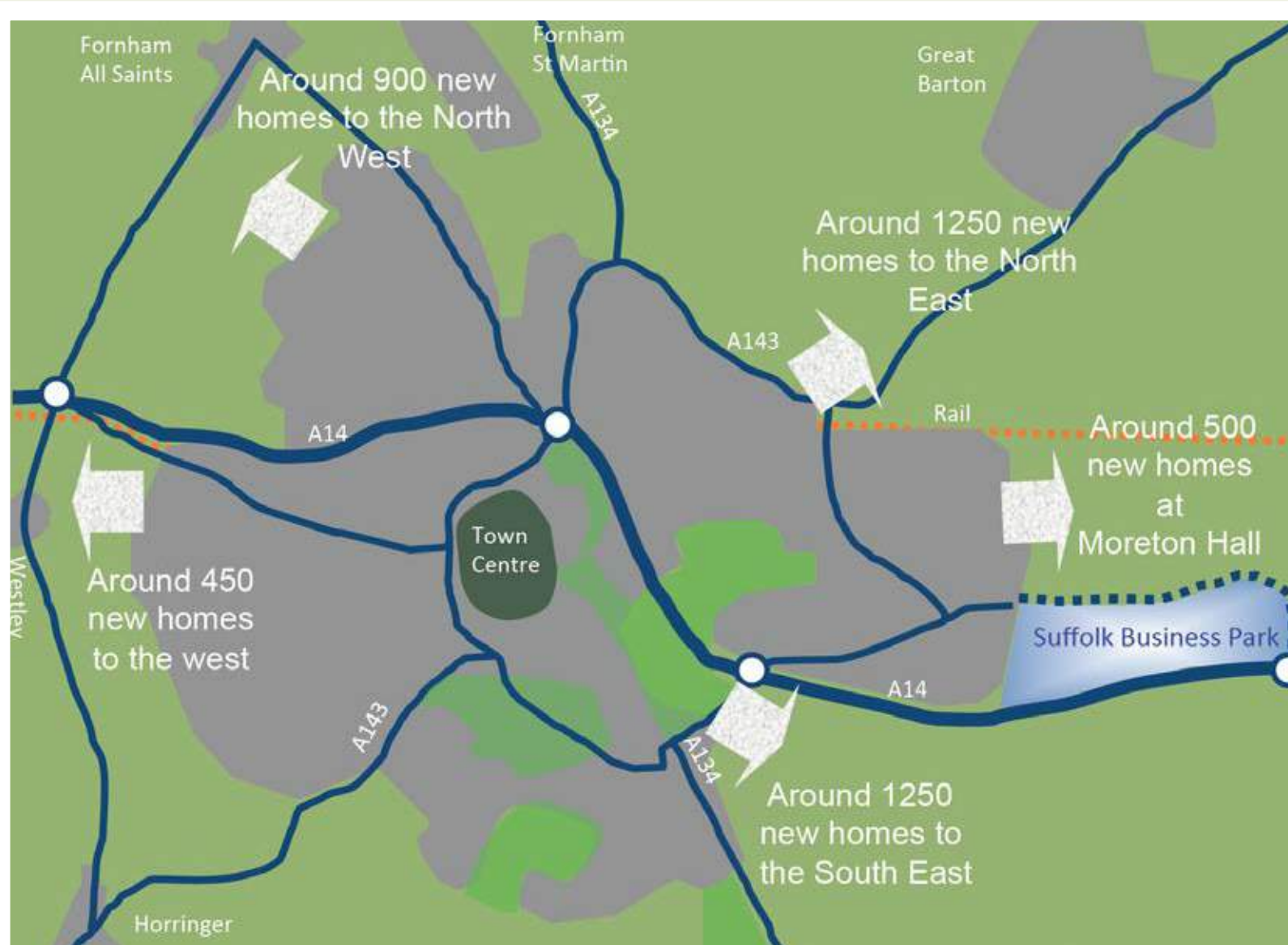






# Background to the proposals

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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ABBOTS VALE

# 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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HOPKINS  
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ABBOTS VALE

# The Masterplan

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**

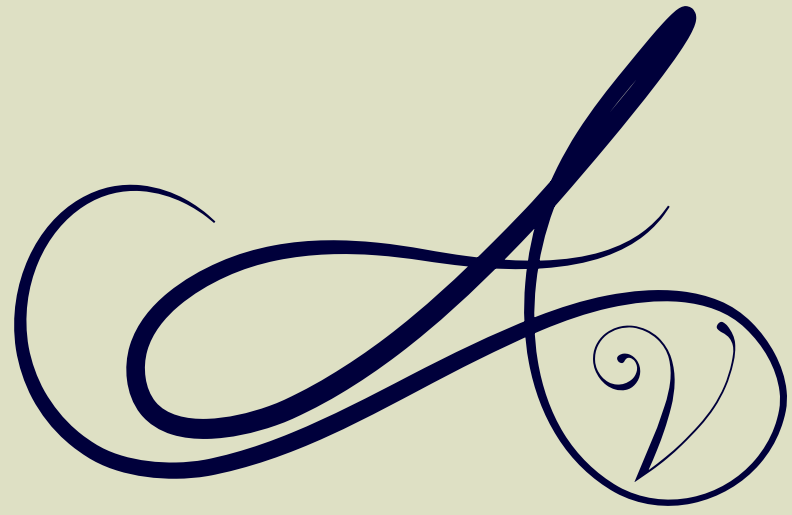
In accordance with the Council's guidance for the site the Masterplan will make provision for self-build properties. Opportunities for community build projects and for Gypsy and Traveller accommodation will also be explored should a need be identified at the time of development.

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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ABBOTS VALE

# 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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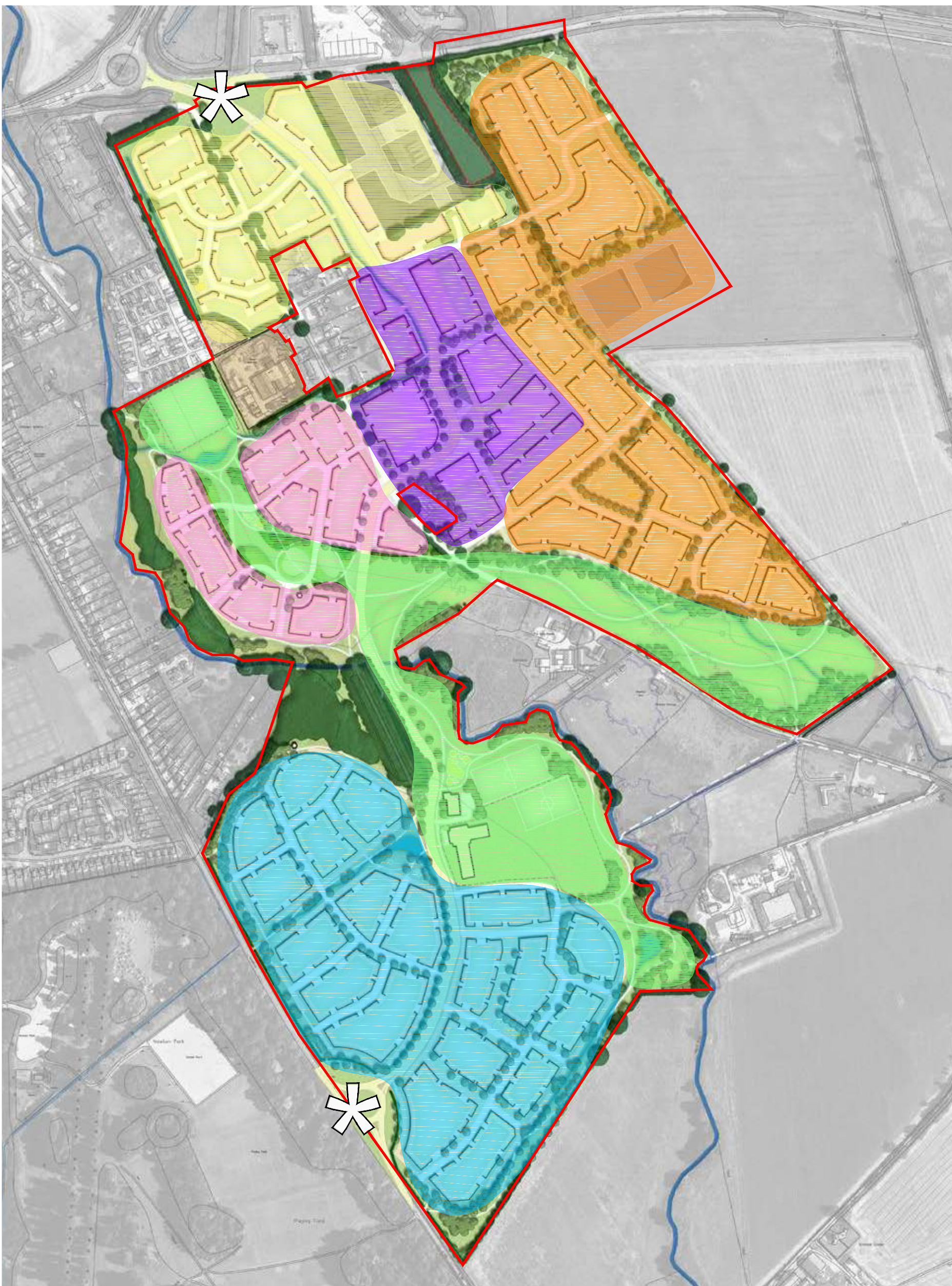




ABBOTS VALE

# 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.



	Site Boundary		Eastern Area
	Southern Area		Northern Area
	West of Rushbrooke Lane		Community & Green Infrastructure Hub
	Central Area		Gateway Location

0 m 300 m  
Scale 1:5000 @ A3

## 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

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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ABBOTS VALE

# Transport – Highways

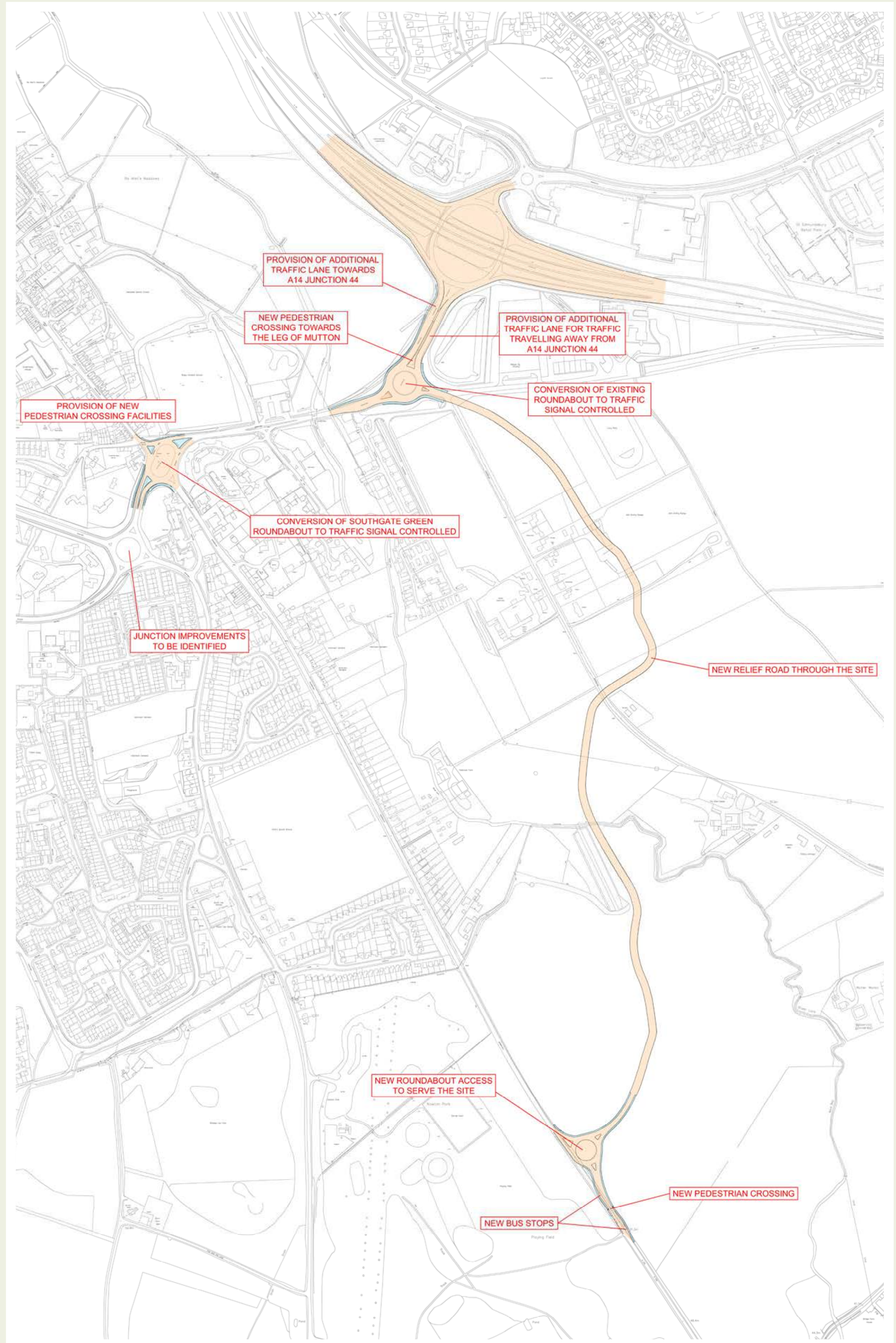
## The relief road

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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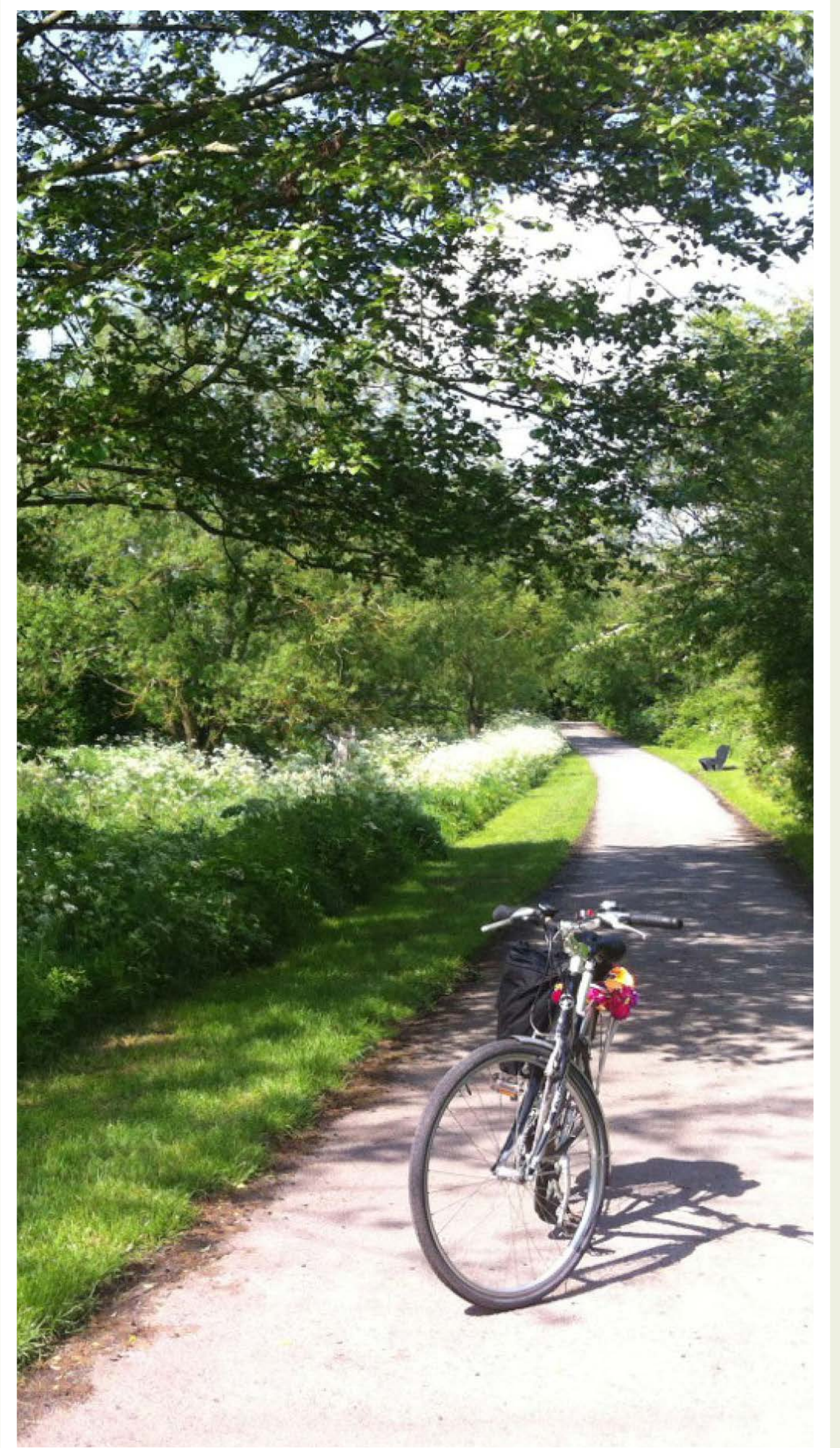




# Sustainable transport and accessibility

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



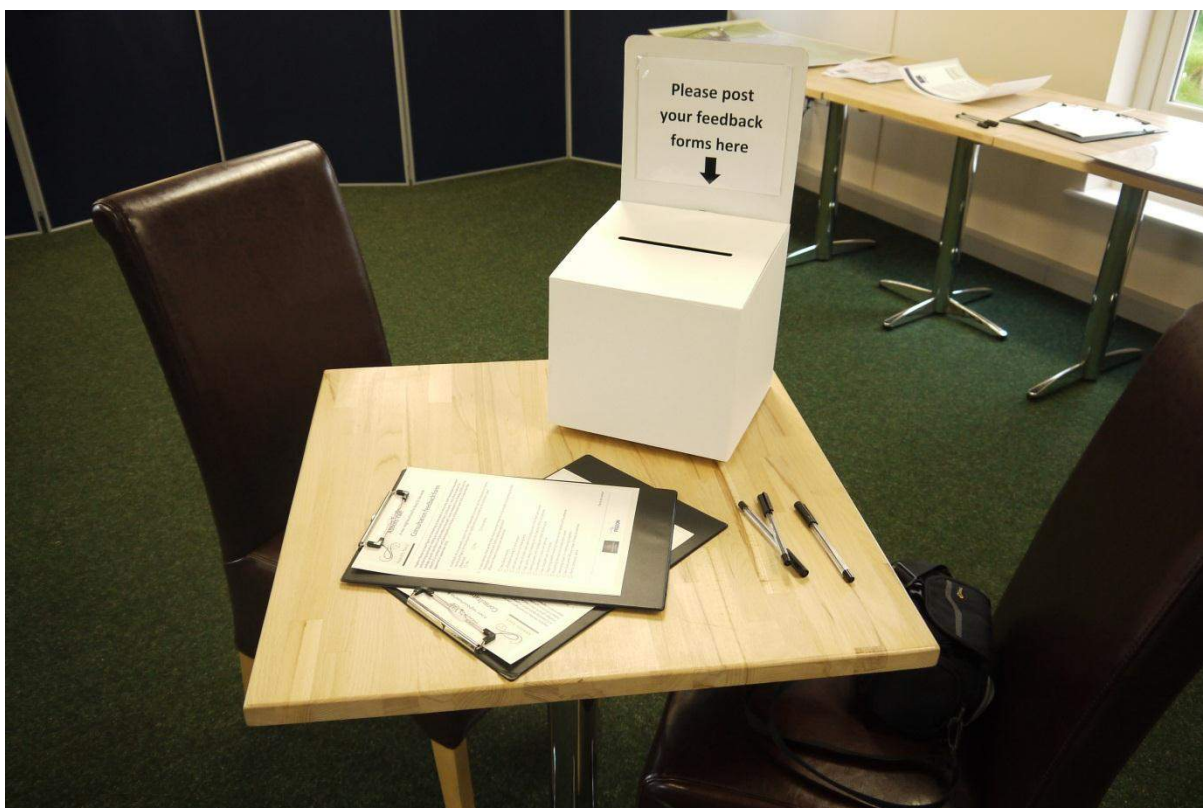
- **2010** Site identified as location for growth in adopted St Edmundsbury Core Strategy
- **2011** Consultation on development at south east Bury St Edmunds
- **May 2013** Concept Statement adopted by St Edmundsbury Borough Council
- **Sept 2014** Site allocated in Bury Vision 2031
- **May 2015** Consultation 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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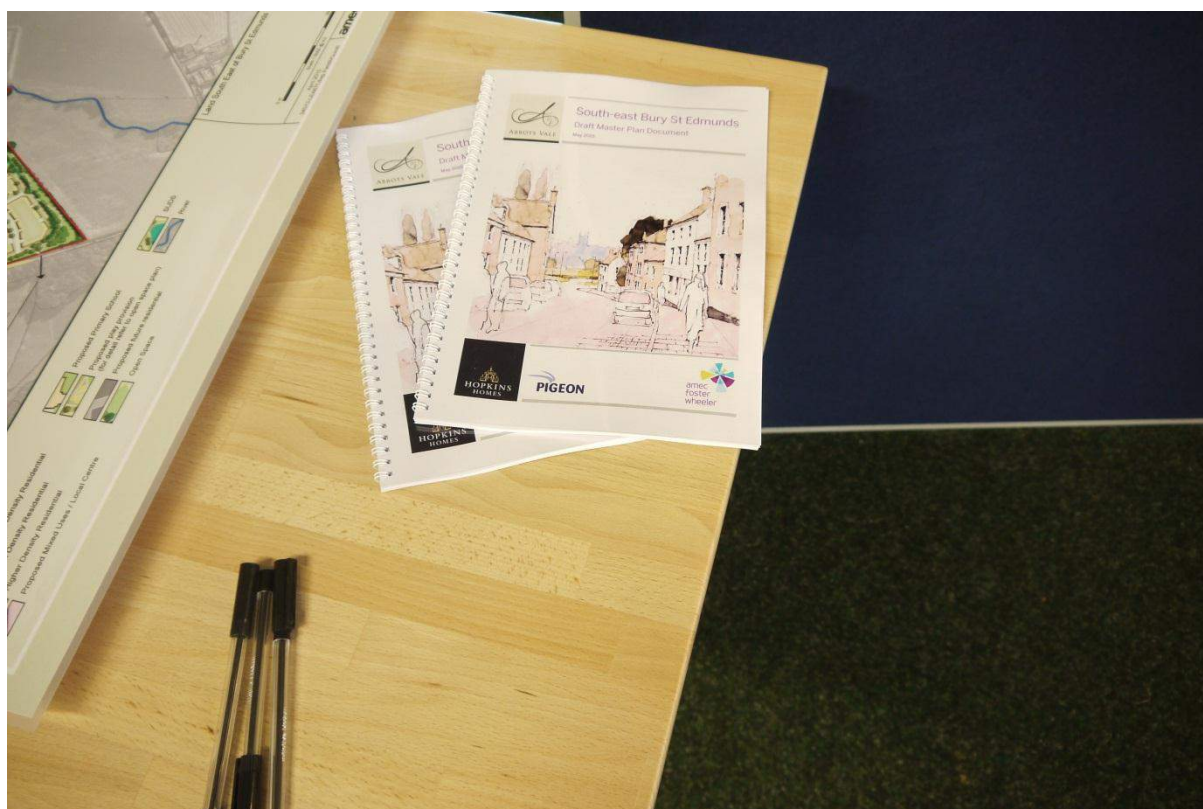








# Appendix J - Photographs from the exhibition

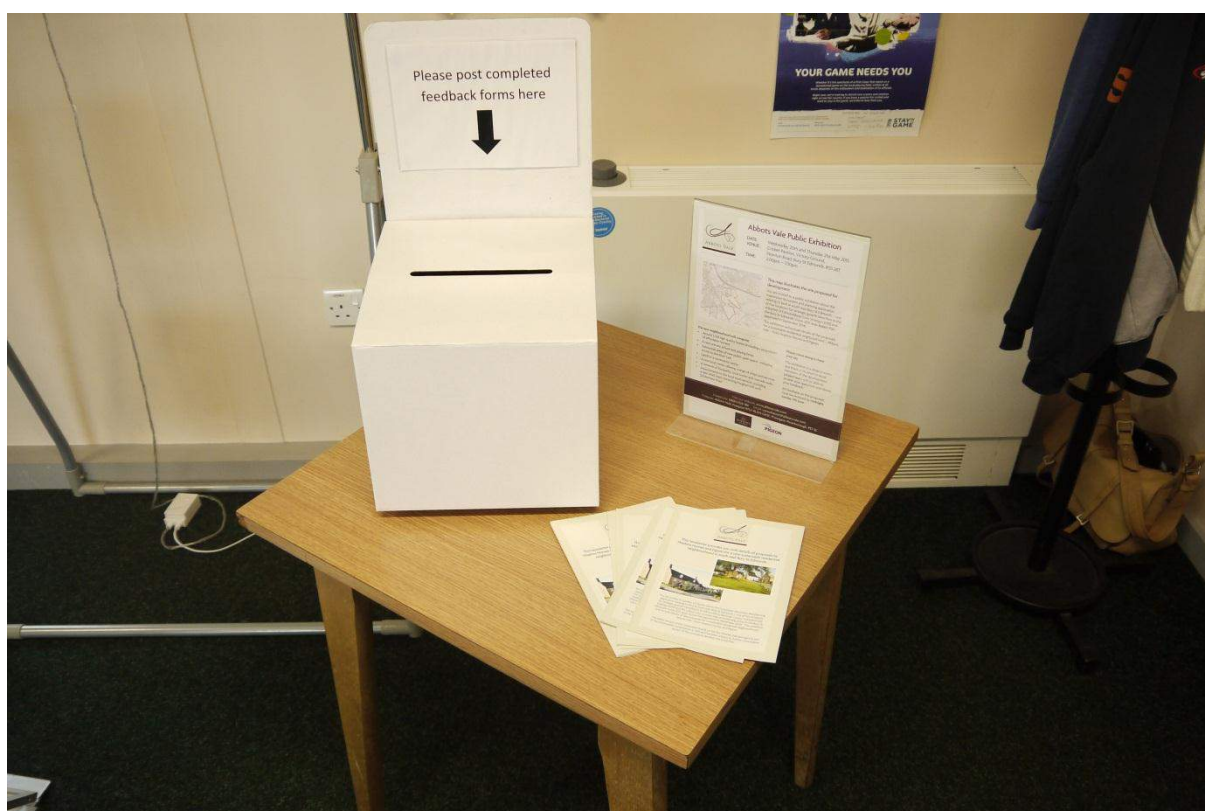








Appendix J - Photographs from the exhibition







ABBOTS VALE

# Abbotts Vale

A new neighbourhood for Bury St Edmunds

## Consultation feedback form

Hopkins Homes Ltd and Pigeon are consulting on proposals to inform the draft Masterplan Document and planning application relating to land at south east Bury St Edmunds – one of five locations for strategic growth identified in St Edmundsbury Borough County Adopted Core Strategy (2010) and the subject of a concept plan and planning policy in the Bury St Edmunds Vision 2031 Area Action Plan (approved in September 2014).

1. In principle, do you generally support the draft Masterplan Document and the proposals by Hopkins Homes and Pigeon for the Abbotts Vale neighbourhood as outlined at the exhibition today?

(Please tick)

☐ Yes

☐ No

☐ To an extent

2. In your opinion, what are the three most important things for us to consider in progressing the draft Masterplan Document and outline planning application?

(Please tick **three** to indicate your preferences)

☐ New family housing

☐ Affordable housing for local people

☐ New primary school and playing fields

☐ New areas of public open space including access to the River Lark corridor

☐ High quality design in keeping with the character of Bury St Edmunds

☐ Dealing properly with drainage and other infrastructure

☐ Improvements to local road network

☐ New footpaths and cycle routes

☐ Respecting wildlife including creation of new habitats such as wetlands

☐ Respecting historical and archaeological assets

☐ Minimising impact on neighbouring properties

☐ New local centre offering a range of shops and services

☐ Site for community centre

Please see overleaf







ABBOTS VALE

# Abbots Vale

A new neighbourhood for Bury St Edmunds

## Consultation feedback form

3. What kind of services or jobs would you like to see in the local centre?

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4. Do you have any comments on the draft Masterplan Document or any suggestions about how the proposals might be improved?

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5. How did you find out about the exhibition? *(Please tick)*

- |  |  |
|--|--|
| <input type="checkbox"/> From a letter posted through the door | <input type="checkbox"/> From an advert in the local newspaper |
| <input type="checkbox"/> From a poster                         | <input type="checkbox"/> By word of mouth                      |
| <input type="checkbox"/> Other                                 |  |

6. How useful did you find the exhibition? *(Please tick)*

- |   |   |                                    |
|---|---|------------------------------------|
| <input type="checkbox"/> Very useful        | <input type="checkbox"/> Of some use      | <input type="checkbox"/> Undecided |
| <input type="checkbox"/> Of very little use | <input type="checkbox"/> Of no use at all |                                    |

If you would like to be kept informed about the proposals, please leave your details below.  
Your personal information will be used solely to keep you informed about this project.

Name 

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Address 

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Email 

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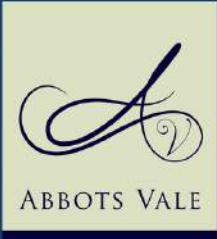
Tel 

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**Thank you for your time.** Please place the completed survey in the box provided. Alternatively, please return to the following address: *Abbots Vale Freepost RTLY-RLGH-GKSE, Priestgate, Peterborough, PE1 1JL.*  
All feedback on proposals is welcomed by **midnight on Sunday 7 June 2015.**

[www.abbotsvale.com](http://www.abbotsvale.com)

The data you provide here is being collected and securely stored by Athene Communications on behalf of Hopkins Homes and Pigeon. Your personal information will be used solely for the purposes of communicating with you about the project. Your responses to this feedback form will be collated to ensure your identity is protected. The collated results will be reviewed by the project team and wherever possible your feedback will help to shape the plans.



Abbots Vale Consultation feedback form

1. In principle, do you generally support the draft Masterplan Document and the proposals by Hopkins Homes and Pigeon for Abbots Vale neighbourhood as outlined at the exhibition today?

☐ Yes

☐ No

☐ To an extent

2. In your opinion, what are the three most important things for us to consider in progressing the draft Masterplan Document and outline planning application? (Please tick three to indicate your preferences)

☐ New family housing

☐ Affordable housing for local people

☐ New primary school and playing fields

☐ New areas of public open space including access to the River Lark corridor

☐ High quality design in keeping with the character of Bury St Edmunds

☐ Dealing properly with drainage and other infrastructure

☐ Improvements to local road network

☐ New footpaths and cycle routes

☐ Respecting wildlife including creation of new habitats such as wetlands

☐ Respecting wildlife including creation of new habitats such as wetlands

☐ Respecting historical and archaeological assets

☐ Minimising impact on neighbouring properties

☐ New local centre offering a range of shops and services

☐ Site for community centre

3. What kind of services or jobs would you like to see in the local centre?

4. Do you have any comments on the draft Masterplan Document or any suggestions about how the proposal might be improved?

5. If you would like to be kept informed about the proposals, please leave your details below. Your personal information will be used solely to keep you informed about this project.

Name

Company

Address

Address 2

City/Town

ZIP/Postal Code

Email Address

Phone Number

Done