

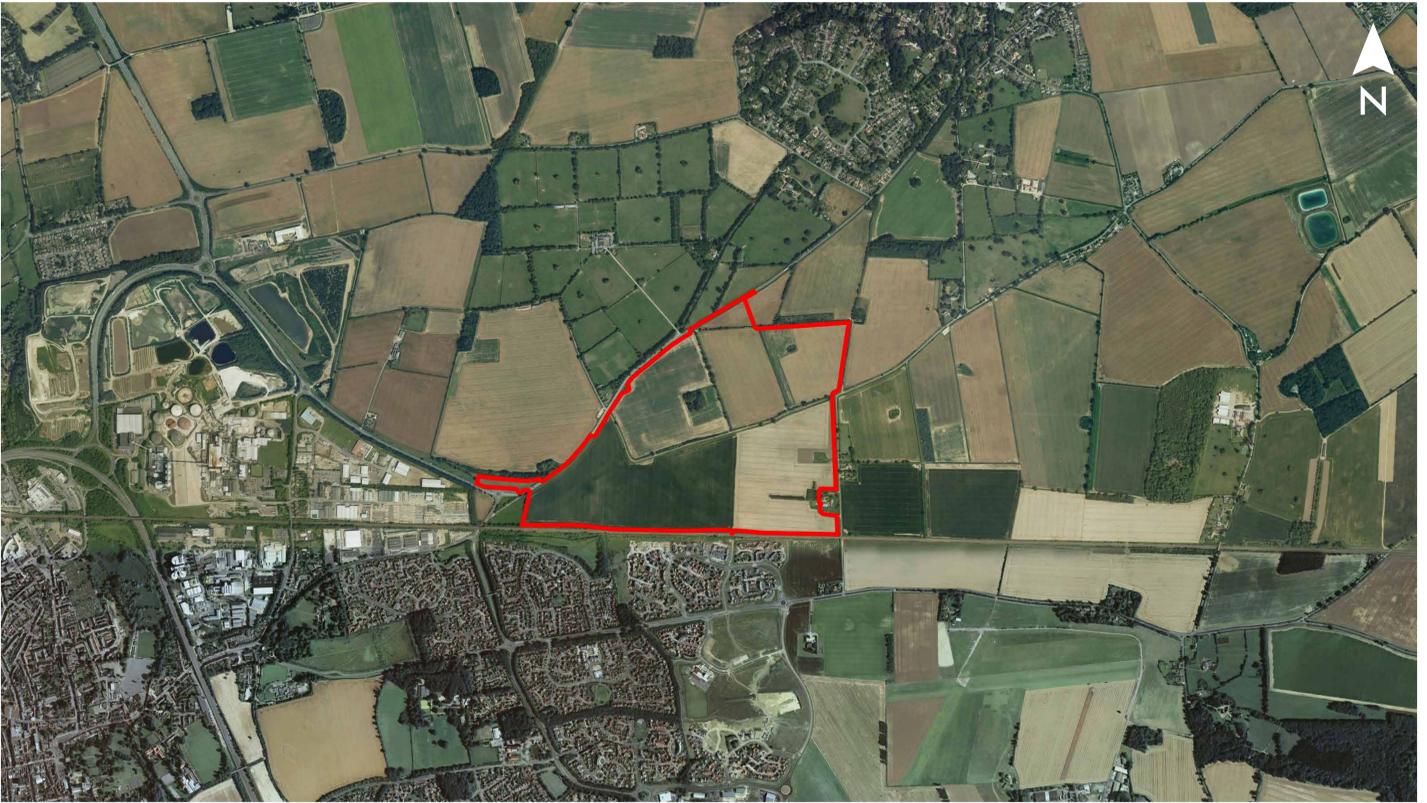
Land to the North East of Bury St Edmunds



WELCOME

St Joseph part of the Berkeley Group welcomes you to its public exhibition exploring our outline proposals and initial concept plans for the first phase of the development.

Site Location



The aim of today's exhibition is to set out St Joseph's aspirations for the site and listen to what you have to say. Your views on the initial concepts will feed into the development proposals we will submit for planning approval.

Members of the project team are on hand to talk you through the initial concept proposals and answer any questions you may have.

THE TEAM

St Joseph

As part of the Berkeley Group, St Joseph brings expertise in securing and delivering the best outcome for each site we bring forward.

We build beautiful homes and create communities that work for everyone. These will range from traditional housing to complex mixed use and city centre developments. We believe that an inspiring public realm is the cornerstone of a happy, thriving community and our commitment to delivering the best for local people will lie at the heart of everything we do.

Omega Architects

Omega Architects is a multi-disciplinary architectural practice specialising in urban design and residential development. The team place great importance on excellence in design coupled with strength of individual identity and an appropriateness of place in both form and appearance.

Omega have a consistent track record of achieving first rate results for our clients, and have won numerous housing and local authority planning design awards.

Murdoch Wickham

The team at Murdoch Wickham view themselves as artists in the craft of place-making and creating enduring and beautiful spaces, drawing on the extensive expertise of practice founders John Murdoch and John Wickham.

The team bring their dynamic vision to life to create vibrant and engaging spaces that simply work with the surrounding natural environment and embrace the history and story of a site.



Highwood, Horsham



Fitzroy Gate, Murdoch Wickham Landscape Architects



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Land to the North East of Bury St Edmunds



Who we are

The Berkeley Group build homes and neighbourhoods. We focus on creating beautiful, successful places. We work together with people to tackle the shortage of good quality homes and make a lasting contribution to the landscape and to the communities we help create.

We are proud to have delivered many individually designed, high quality developments where residents can enjoy a good quality of life, now and in the future.



Berkeley Group builds beautiful, successful places, blending homes, parks and public realm with great facilities to create fantastic communities where people love to live. We work together with trusted partners to tackle the shortage of good quality homes. And we

make a lasting contribution to the landscape and to the communities we help create. We have built 19,500 homes in the last five years, across London, Birmingham and the South of England.



St Joseph

Designed for life

St Joseph is Berkeley's newest brand, created to bring our passion for quality and place making to more areas in England.

We plan to build beautiful homes and communities that work for everyone. These will range from traditional housing to complex mixed use and city centre developments.



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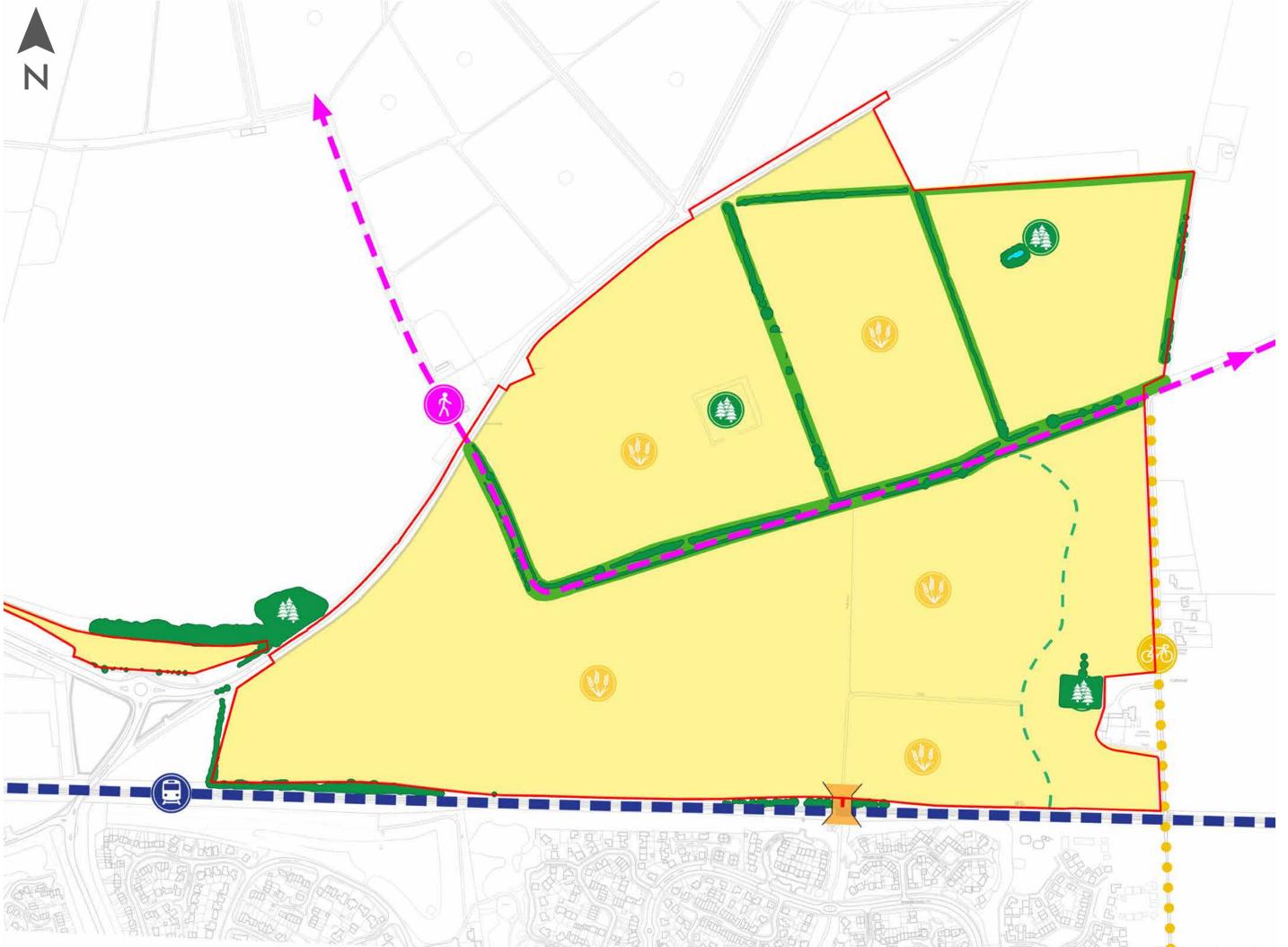
The Site

Aerial View of the site



The site is 78.9 hectares. It lies south of Great Barton Village and North East of Bury St Edmunds.

Existing Site Analysis



- Site Boundary
- Bridleway
- Cycle Path
- Railway Line
- Trees
- Hedges
- Village Settlement Buffer
- Private Farmland
- New Community Park
- Railway Underpass



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Land to the North East of Bury St Edmunds

Masterplan Development



West Suffolk Adopted 2014 Framework Masterplan



Masterplan Development



WHAT WE HAVE RETAINED

- Key green corridors, green areas and village character areas
- Level of connectivity in Framework Masterplan
- Community facilities
- Restricted Byway 4 with two vehicular crossing points
- Principle on site vehicular through route

WHAT WE HAVE DEVELOPED FURTHER

- 1,375 dwellings proposed
- 30% affordable dwellings
- A heart of green open space
- Sense of arrival at the southern entrance, local centre and northern entrance
- Position of school due to ground levels while maintaining proximity to A143 and Green Lane
- Position of northern roundabout to maximise visibility and road safety



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Transport and Connectivity

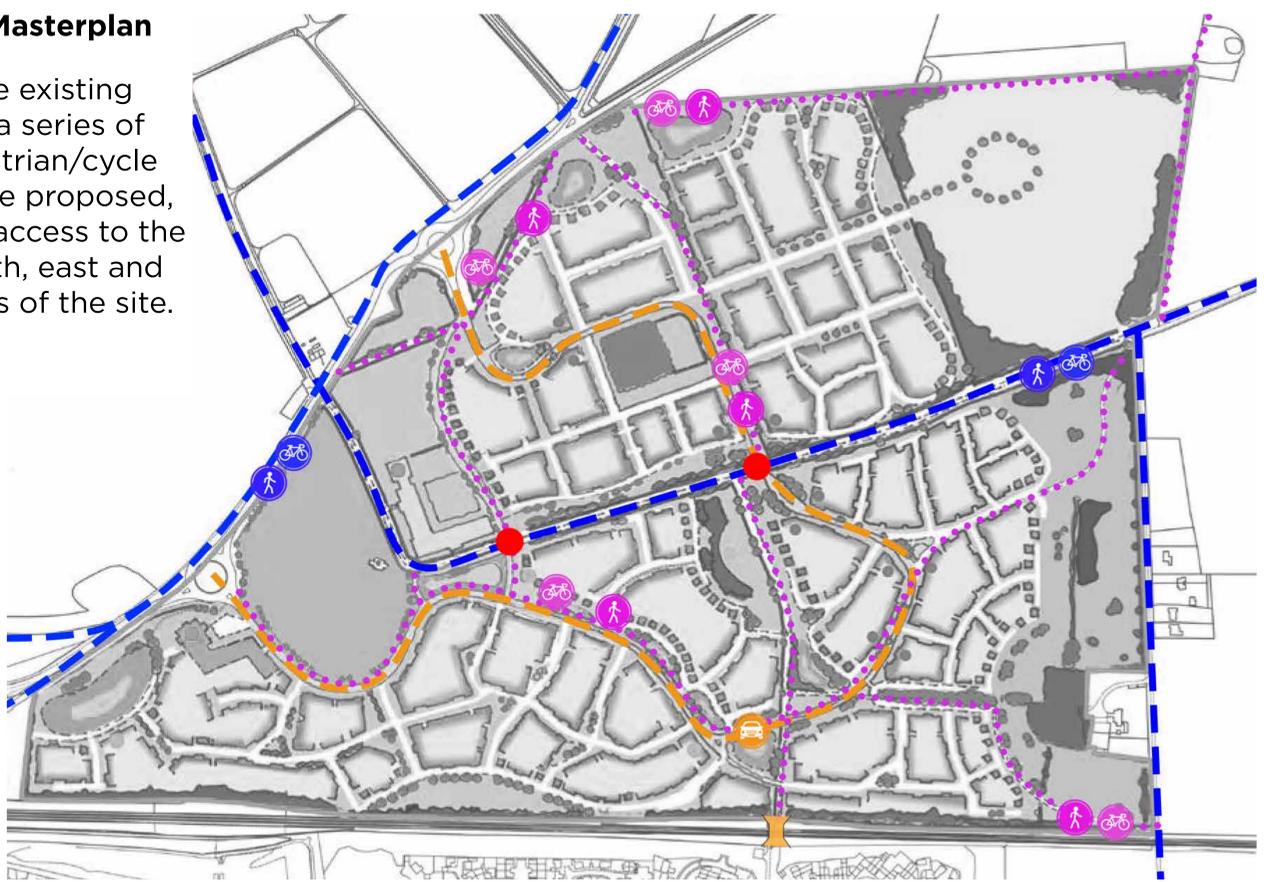
In the adopted masterplan a series of new pedestrian/cycle routes are indicatively illustrated around the existing bridleway, providing access to the north, south, east and west edges of the site. All access points of site have been retained within the revised masterplan, whilst key pedestrian/cycle routes within the previous scheme area also retained throughout the site.

The key areas of change between the two plans are:

- Northern roundabout moved to maximise visibility and road safety;
- Potential pedestrian/cycle paths designed to include proposed railway underpass
- The main spine road moved to allow better circulation throughout whole of the site; and
- Bridleway crossing points moved to match new potential pedestrian/cycle routes.

Adopted Masterplan

Around the existing bridleway a series of new pedestrian/cycle routes were proposed, providing access to the north, south, east and west edges of the site.



Developed Masterplan



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Highways

The Suffolk County Council traffic model is being used to test the impacts of the development on the road network.

The preliminary findings of the work so far are that mitigation is required in some key locations.

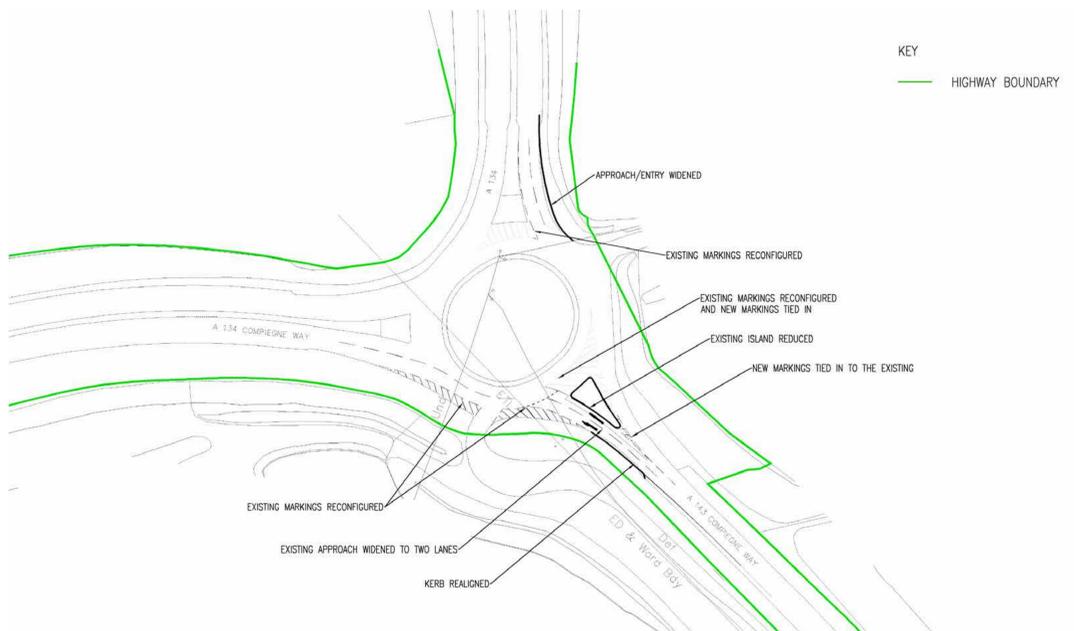
Orttewell Road/ Barton Road traffic signals

- Orttewell Road/Barton Road traffic signals – a more sophisticated traffic signal controller that responds more quickly to changes in traffic flows is proposed



A134 / A143 Compiegne Way / A134 Compiegne Way Roundabout Mitigation Strategy

- A143 Compiegne Way/A134 roundabout – alterations to increase capacity whilst maintaining safety is proposed



Additional highways measures.

Other mitigation is also being reviewed with Highway Officers, these will be developed further as modelling work is completed.

- Great Barton - Potential highway improvements are under discussion with Suffolk County Council
- Bury Town Centre and A14 junctions - proportional financial contributions towards improvements that deal with the strategic development sites in Bury St Edmunds are under discussion with Suffolk County Council and Highways England.



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Open Spaces & SUDs

Masterplan of Green Spaces and SUDs



PLAY SPACES



OPEN SPACES



SUDS



ALLOTMENTS



COUNTRY PARK



VILLAGE GREEN



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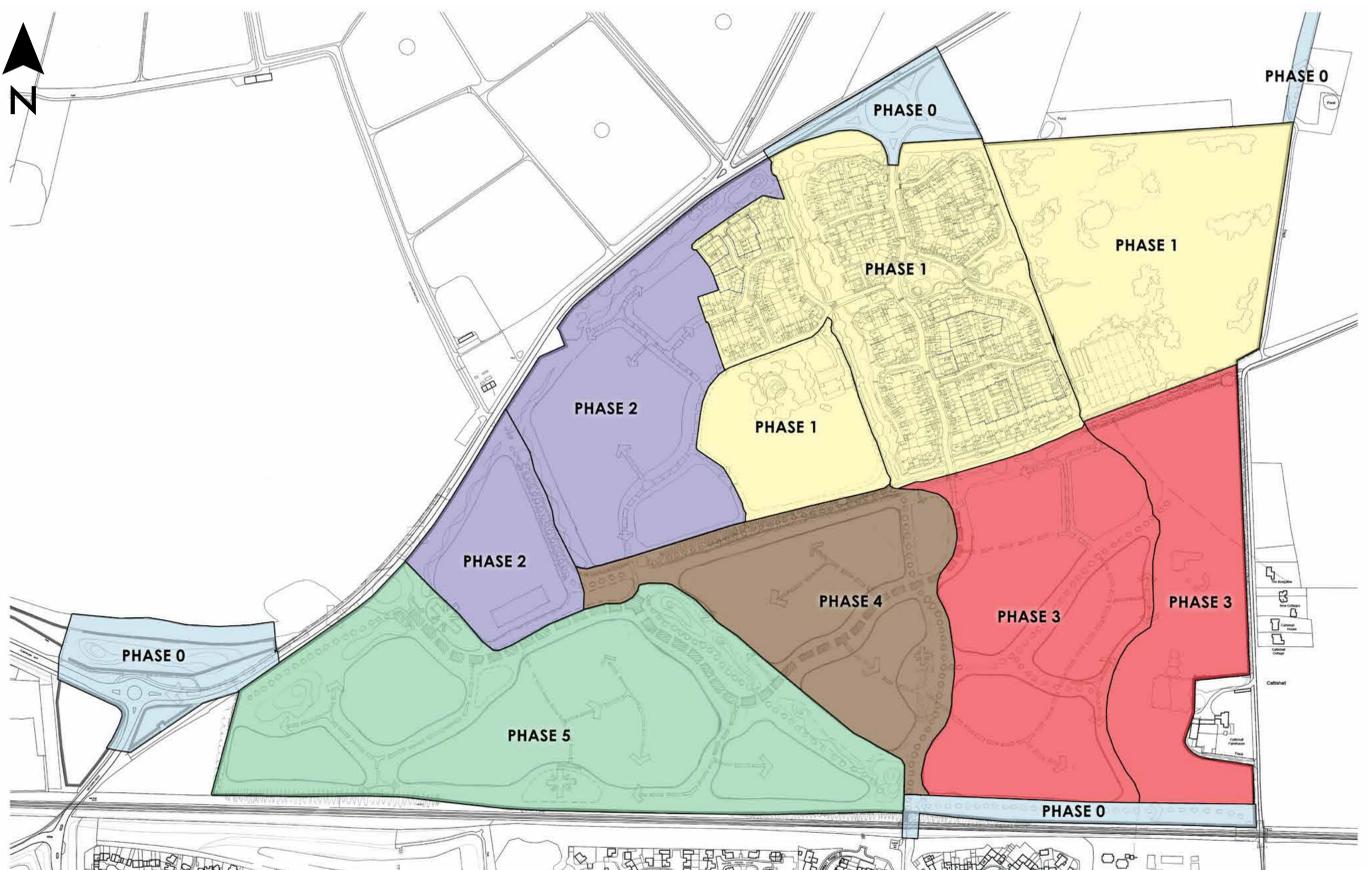
Phase 1 - Concept Plan

Phase 1 Concept Plan



- Circa 280 Units
- 30% affordable housing
- 692 Car parking spaces
- Public Open Spaces
- Retention of existing hedgerows
- 5762m² approx Allotments
- Connections to existing bridleways
- 88295m² Phase 1 Country park
- Village green, play spaces and "Pavilion"

Illustrative Phasing Plan



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Land to the North East of Bury St Edmunds

Illustrative Design Details of Phase 1



Artists Impression of Northern Approach



The design team has conducted a study of residential development within Bury St Edmunds along with a number of the surrounding villages to gain an understanding of the building vernacular used in the local area. In particular an understanding of widely used materials, building types and forms, and details that are apparent that could be referenced within the proposed development, but also a feel for the key spaces and routes that would link with the site have also been assessed.

Character Study



Sample of Indicative House Designs of Phase 1



Artists Impression of Central Open Space



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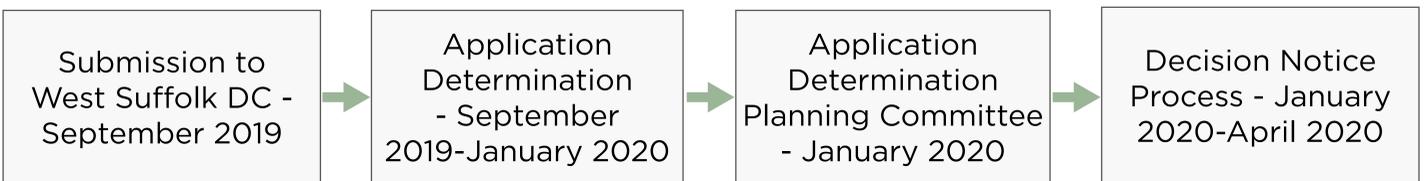


Next Steps

THANK YOU FOR TAKING THE TIME TO ATTEND THE EXHIBITION AND LOOK THROUGH OUR PROPOSALS.

We have provided feedback forms around the exhibition and we would really like to hear your views on the scheme. You can fill in the form whilst you're here or feel free to take a copy away with you to fill in and send back via the freepost address included on the form.

POTENTIAL PLANNING TIMELINE



VISION FOR THE SITE

Artists Impression of Residential Street



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