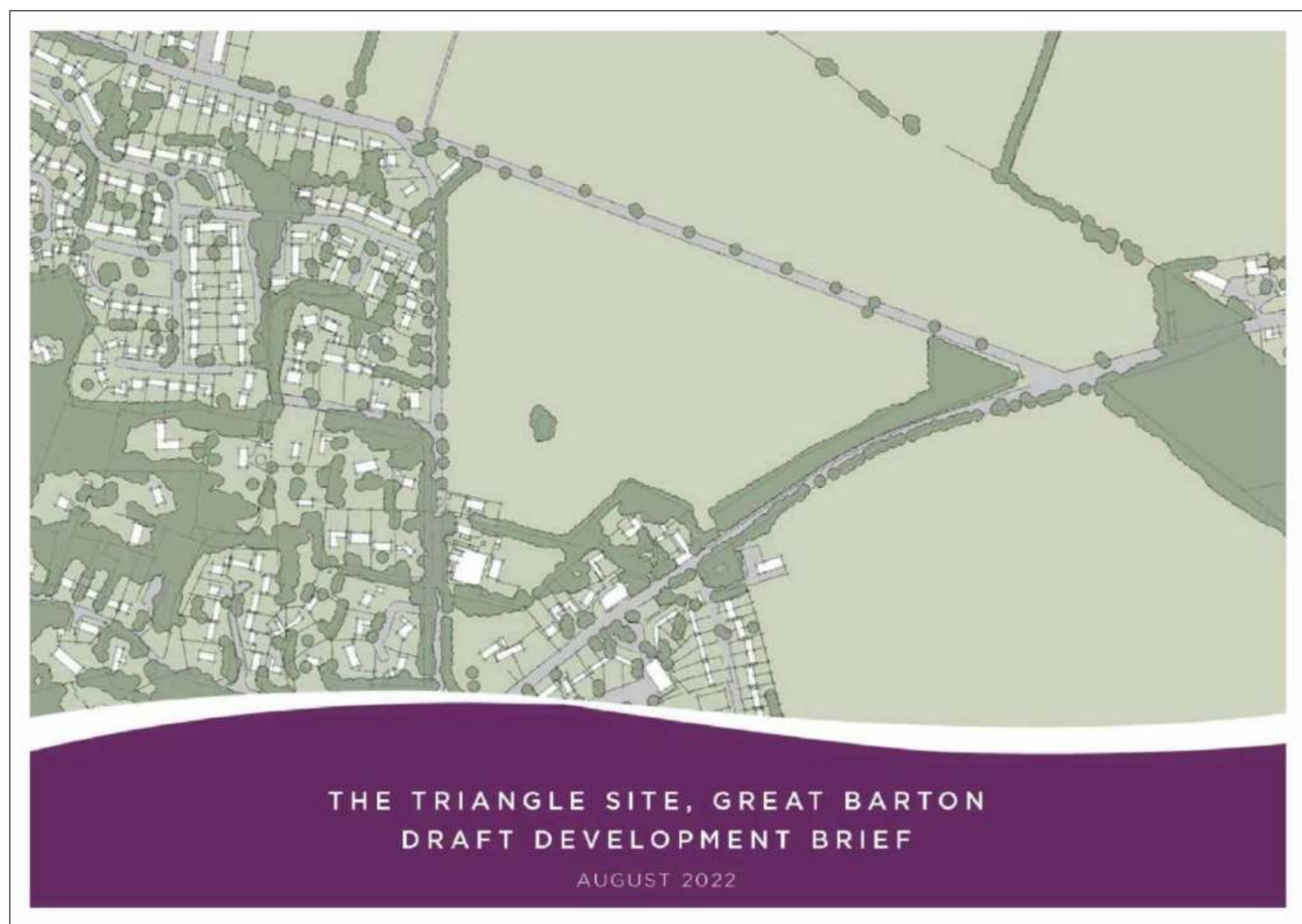


# WELCOME AND INTRODUCTION

West Suffolk Council and Suffolk County Council welcomes you to this public consultation on the draft Development Brief for the land known as the Triangle Site, Great Barton.

A Development Brief is required under current adopted planning policy for the Site.

The draft Development Brief identifies the aspirations for the site's redevelopment. It focuses upon bringing forward the comprehensive redevelopment of the site to deliver residential accommodation, publicly accessible open green space and community facilities. It also safeguards land for the future expansion of Great Barton Church of England Primary School.



Draft Development Brief

The Development Brief is currently in draft form and therefore we would welcome your views to shape the final version.

This consultation event not only provides details of the draft Development Brief but gives you the opportunity to comment upon the draft proposals which will form the basis for a future planning application on the site.

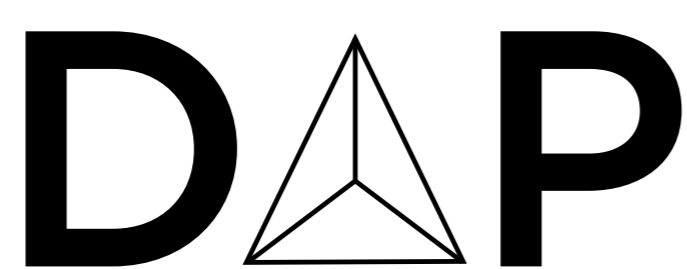
# MEET THE TEAM

## West Suffolk Council & Suffolk County Council



This development of this site is a joint venture between West Suffolk Council and Suffolk County Council, as the joint applicants and land owners. Both Suffolk County Council and West Suffolk Council are committed to ensuring a high quality and sustainable development is brought forward on the site, which not only provides a mix of homes, including affordable ones, but also additional community facilities and publicly accessible open green spaces.

### DAP Architecture



DAP Architecture are a RIBA chartered practice with a reputation for design excellence and innovation. DAP work on a range of projects, ranging from housing, commercial and mixed-use developments to urban regeneration and masterplanning.

DAP Architecture are the architects and urban designers on the scheme.

### Curtins



Curtins is an award winning, leading consultancy having specialised in the built environment for over 60 years.

Curtins are the transport consultants on the scheme and providing input on matters relating to highways, parking and connectivity.

### Montagu Evans



Montagu Evans is an independent property consultancy, owned and run by a group of partners that are leaders in their respective fields. Montagu Evans are committed to leaving a legacy of quality work that benefits clients, the built environment and communities.

Montagu Evans are the planning consultants on the scheme.

### Scarp



Scarp has a strong track record in delivering a wide range of high profile landscape planning and design projects. Scarp's role on the project is to ensure a high quality green environment is brought forward with usable open space for both existing and future residents.

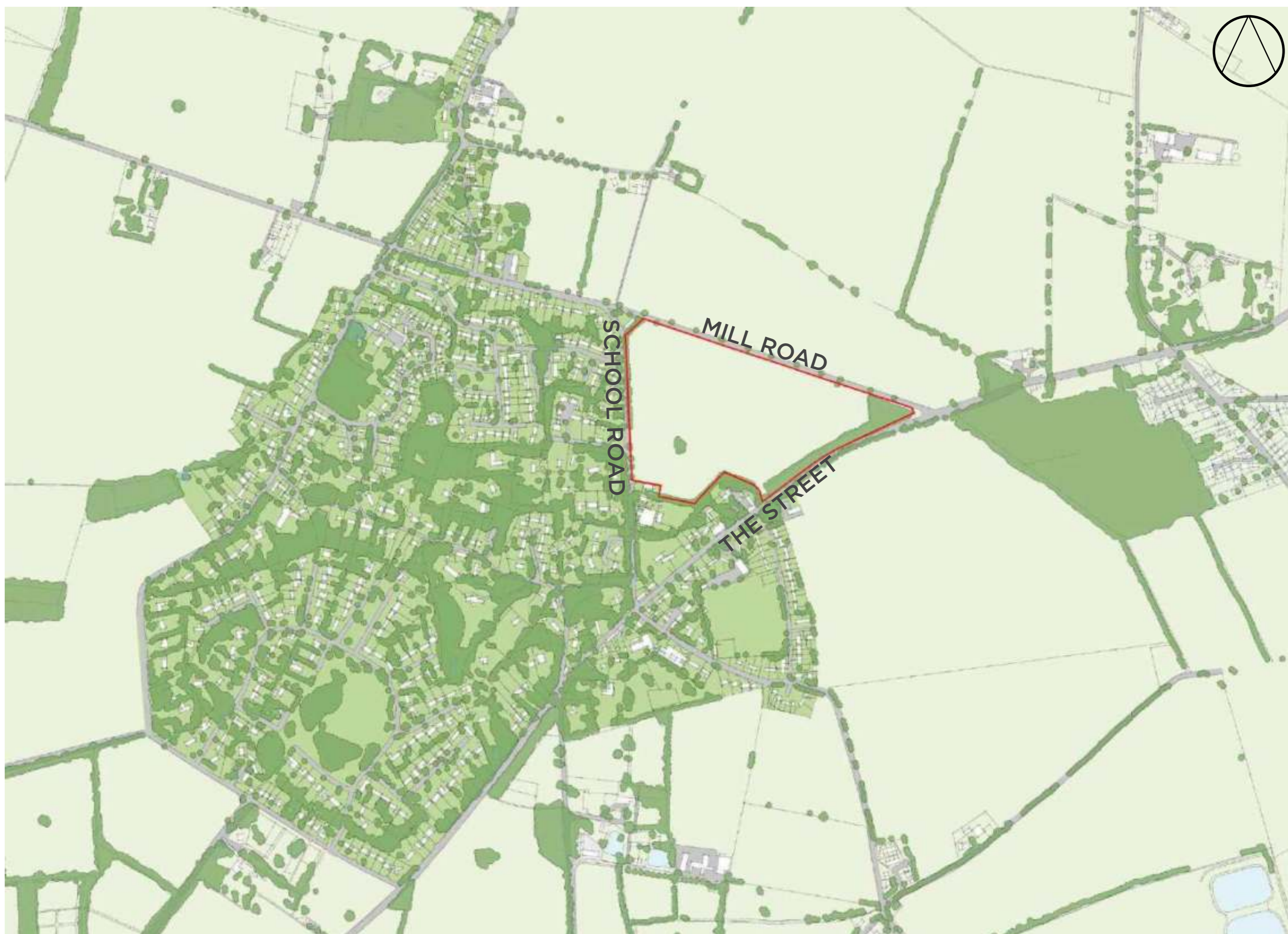
Scarp are the landscape consultants on the scheme.

# THE SITE

The site, known as 'The Triangle Site' is located within the north-eastern corner of Great Barton.

The site measures 12.4 hectares and currently comprises of land in public ownership that is farmed via a contract. It includes a strip of plantation woodland that runs inside the south-eastern boundary. The Site also includes a strip of plantation woodland along the south-eastern boundary and areas of vegetation in the lower half of the Site.

The site is bound on three sides by the existing road network, including Mill Road (B1106), The Street (A143) and School Road.



Site Location Plan



View looking north along School Road



View across site to woodland plantation

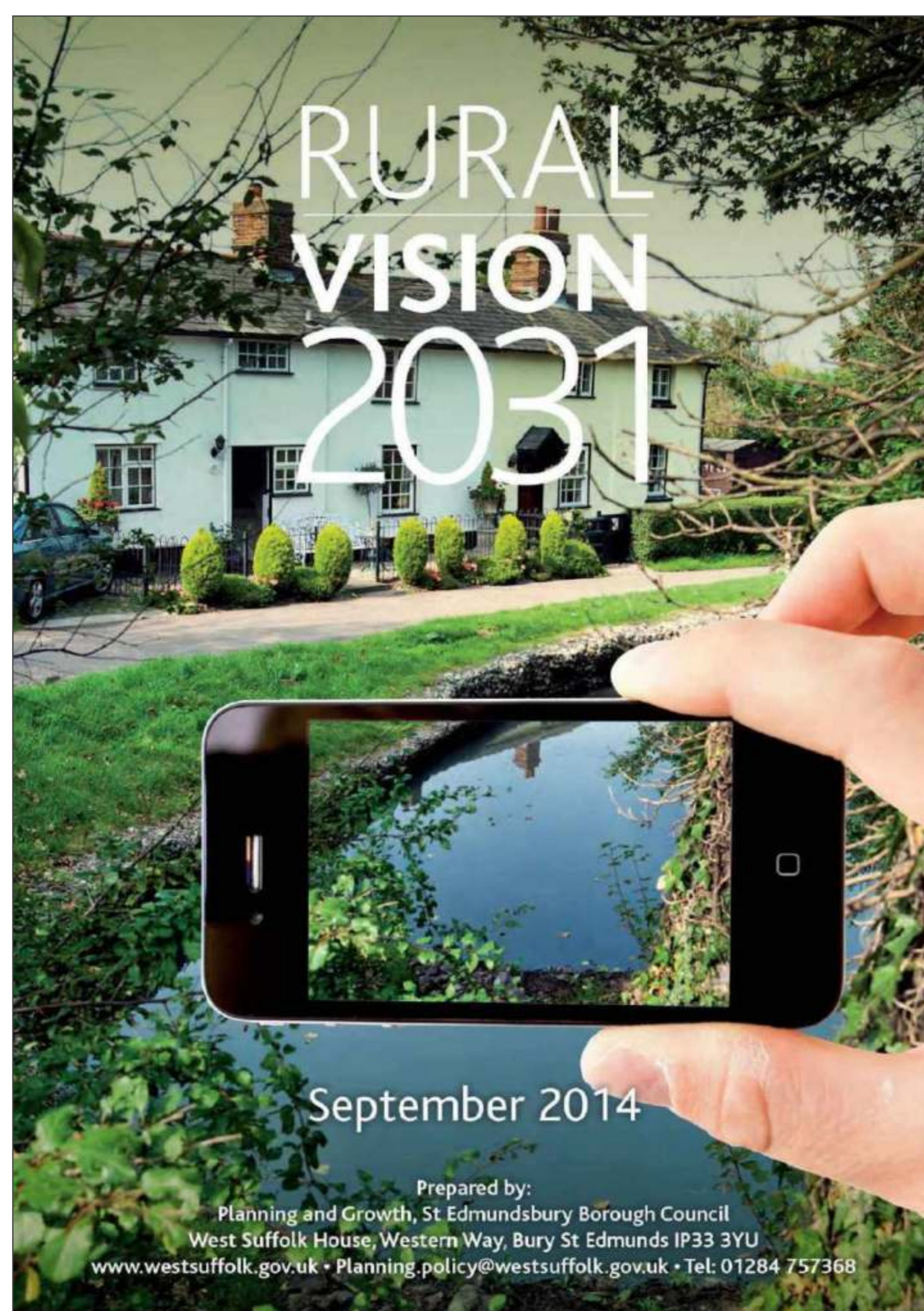


View looking east along Mill Road

# PLANNING POLICY CONTEXT

The site is allocated under Policy RV 18 (Great Barton) within the Rural Vision Document 2031. Policy RV 18 allocates for development the 12.4ha Site for residential and community uses. The policy states that the total development capacity of the site should be determined through a site Development Brief.

The Policy also requires access to the Site to be obtained from Mill Road, provision for potential expansion to meet the needs of Great Barton Primary School, respect and respond to issues of congestion, air quality and noise management and provide enhanced footpath and cycle access to the village and areas of open space.



Rural Vision 2031

West Suffolk Council are in the process of preparing a new Local Plan. Within the Regulation 18 Preferred Options Document the Site benefits from a draft allocation (reference 4.05a) which makes reference to the Great Barton Council Neighbourhood Plan Allocation and the requirement for a Development Brief to be prepared prior to determination of any planning application.

# PLANNING POLICY CONTEXT

The site is also allocated for development under policy GB3 of the Great Barton Neighbourhood Plan which was adopted on the 22 June 2021 and provides specific guidance for the village of Great Barton.

## Policy GB 3 - Land at School Road (The Triangle)

12.4 hectares of land at School Road, known as The Triangle and identified on the Policies Map, is allocated for the following development:

- i) up to 150 dwellings (including 30% affordable housing) or any higher number of dwellings included in any future adopted development brief for the site pursuant to Policy RV18 of the Rural Vision Local Plan Document;
- ii) community facilities that could include the uses identified in Policy GB7;
- iii) at least 1.1 hectares of land for the expansion of the primary school; and
- iv) recreational open space and children's play.

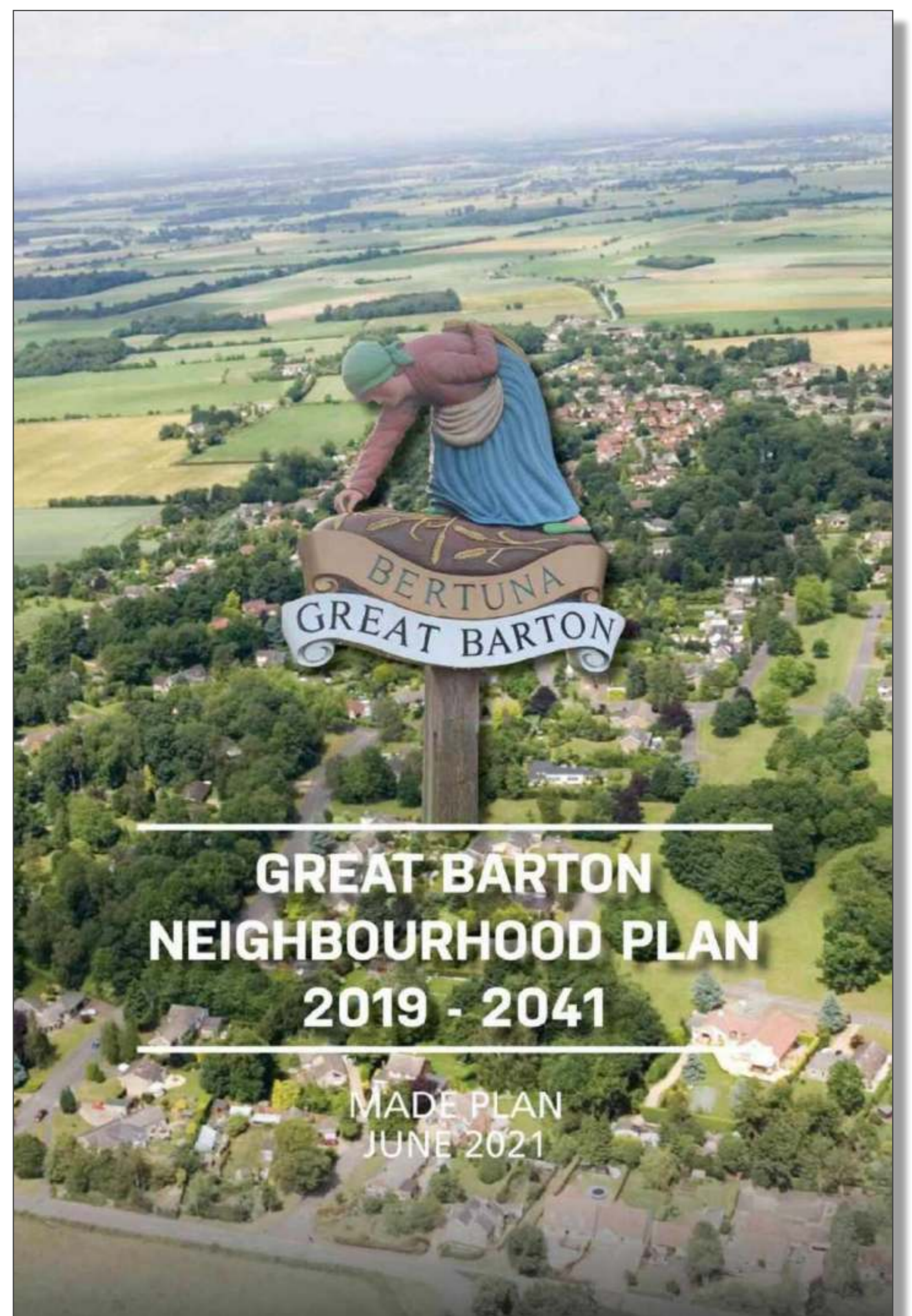
Development of the site should be undertaken in accordance with the Concept Diagram (Figure 12 of the Neighbourhood Plan) and the Development Principles set out in this Plan or any future development brief for the site pursuant to Policy RV 18 of the Rural Vision 2031 Local Plan document.

Development proposals should incorporate measures to manage traffic safety and speeds on Mill Road and the provision of safe crossing points on School Road, Mill Road and the A143 (The Street) to enable safe and sustainable travel to the wider public rights of way network and village facilities.

Housing proposals should provide a mix of sizes and types in accordance with the most up-to-date evidence on objectively-assessed housing needs.

The affordable housing provision should be designed so that it is 'tenure blind' (so that it is indistinguishable from open market housing), be distributed around the site and not concentrated in any one area.

Proposals that include an element of self-build housing will be supported.



Great Barton Neighbourhood Plan

# THE PROPOSAL - PROPOSED FRAMEWORK PLAN

Our vision for the site is to deliver new homes and community facilities within a landscaped setting.



Framework Plan

The draft Development Brief seeks to establish development parameters for the Site. These development parameters have been established following an evidence base gathering process which has included a review of the local planning policy and undertaking a number of technical assessments. This includes ensuring a policy compliant unit mix is delivered. The development parameters include the following:

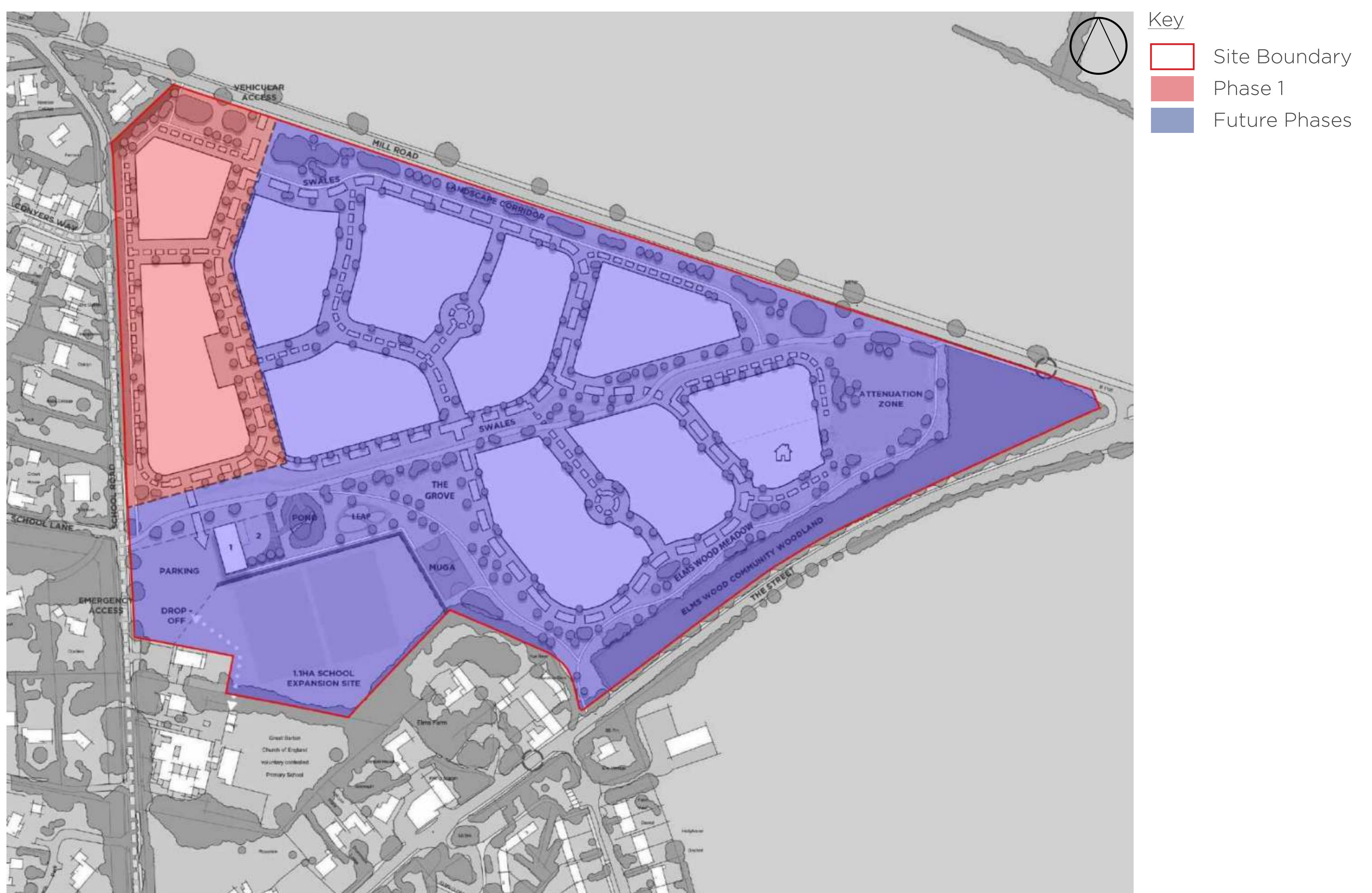
- Delivery of between 184-191 residential dwellings on the site;
- Delivery of a mix of unit sizes which reflects local need;
- Delivery of 30% affordable housing with a provision of service plots as required under the Neighbourhood Plan;
- Delivery of a new Multi-Use Games Area and Local Equipped Area of Play for the Local Community;
- Safeguarding of 1.1ha of land for the School Expansion Site;
- Provision of a School Drop off and Pick Up Space;
- Safeguarding of land to facilitate a future community building in a serviced plot;
- Delivery of 1.24ha of new open space throughout the Site;
- Introduction of a new high quality buffer zone along the existing woodland area and Mill Road;
- A biodiversity net gain provided through appropriate solutions; and
- A sustainable development which seeks to exceed current energy and sustainability targets set out within West Suffolk's planning policies.

# PHASING

The draft Development Brief identifies that the Site is anticipated to be brought forward in phases.

Phase 1 - The indicative layout for this phase demonstrates how the first 40 dwellings could be delivered to comply with the framework plan. Phase 1 would also comprise of the main access to the site which will be taken from Mill Road.

Future phases: These phases will comprise the remainder of the homes proposed alongside the community facilities, further open green space and connectivity routes through the site.



Phasing Plan

# NEW HOMES

The development of the site will deliver new residential accommodation for Great Barton to meet national and local housing need.

The draft Development Brief demonstrates how the Site is capable of delivering between 184 and 191 residential units. A range of unit sizes will be brought forward as part of the development including 30% of all units proposed as affordable housing. An opportunity to also bring forward self-build plots is proposed.



Indicative Phase 1 Layout Plan

The indicative phase 1 layout plan (above) is an example of how the first 40 dwellings could be delivered in compliance with policy RV18. The below images indicate how the development could integrate with open space and landscaping.



Tree-lined streets



On-plot landscaping



Green space



# NEW COMMUNITY FACILITIES

The draft Development Brief seeks to secure a number of community facilities as part of any future development of the Site.



Community Facilities Plan

These include:

- A. New drop-off / pick up facility and car park
- B. Safeguarding of serviced land for new community use
- C. A new community square
- D. Enhancement to existing pond feature
- E. A new play area
- F. A green space within the centre of the site
- G. A multi-use games area
- H. Expansion of Great Barton Primary School



Central green



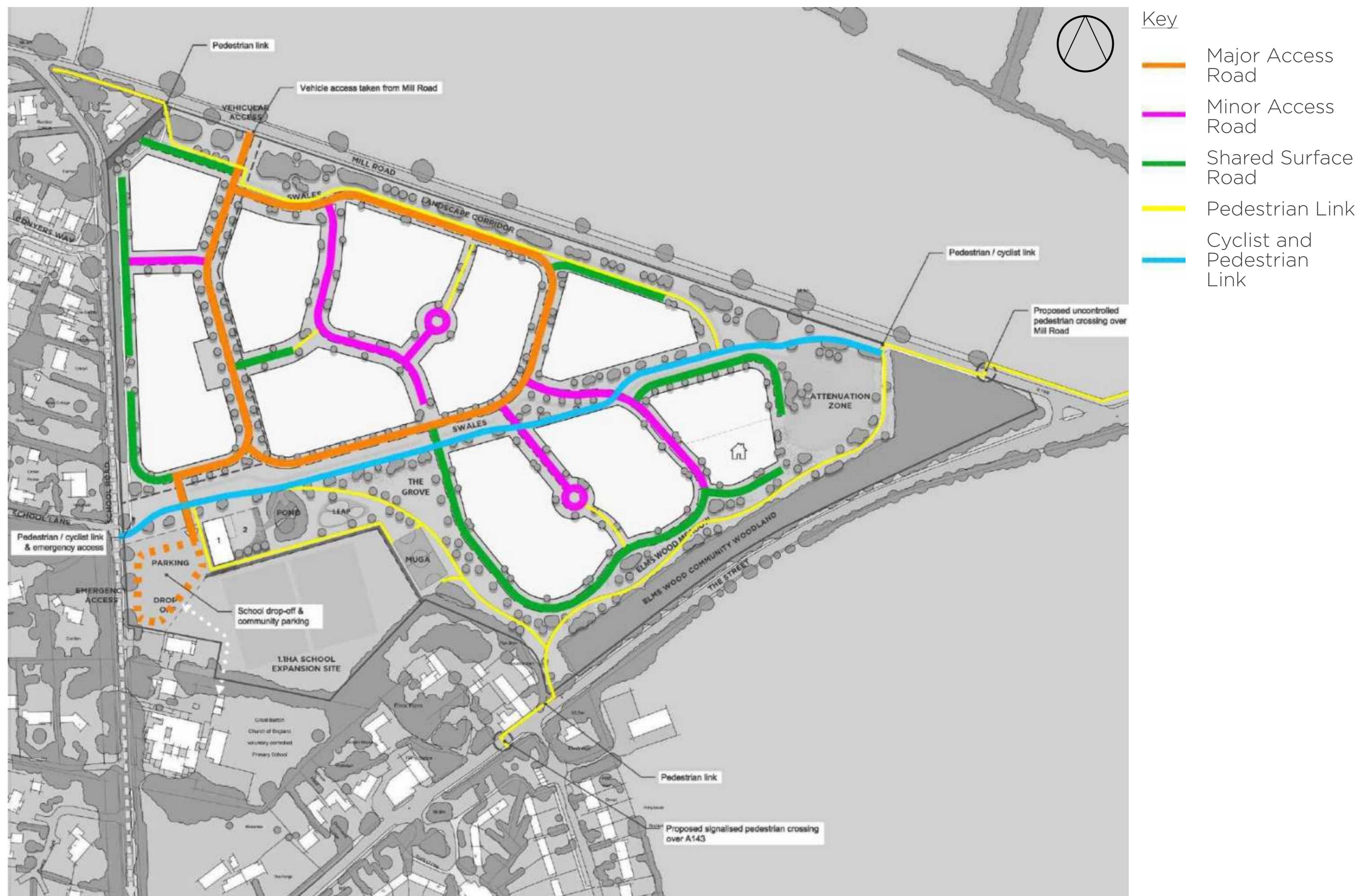
Play area



Multi-use games area

# IMPROVED CONNECTIVITY

The draft Development Brief has been developed to promote and prioritise pedestrian and cyclist movement both to and from, and within the site. Vehicle access to the site is proposed to be taken from Mill Road. The draft Development Brief identifies that any future scheme on the site should include a new signalised pedestrian crossing over the A143 in the south-east corner of the site. A new uncontrolled pedestrian crossing comprising dropped kerbs and tactile paving is also proposed over Mill Road to the west of the A143 junction.



Movement Network Plan

The provision of new footpaths within and next to the scheme will also provide improved links to other parts of the village. The new pedestrian and cycle routes will align with existing and proposed national and local cycle and walking routes.

# DELIVERY OF NEW GREEN SPACES

The development of the site will be landscape-led ensuring that any future development on the site promotes the delivery of new open green spaces. It is envisaged that the site will deliver both new open green spaces but also smaller incidental green spaces within the development parcels. Any future development on the site will be led through a landscape master plan framework which takes into account aspiration and guidance set out in the Great Barton Neighbourhood Plan.



Landscape Master Plan Framework

It is anticipated that the scheme will bring forward the following as part of the delivery of new high quality green space:

- The delivery of a new village park within the centre of the site.
- Retention of existing landscape assets and integration of these into the scheme.
- The creation of an east-west green viewing corridor through the site.
- Creation of a circular walking route that will circumnavigate the site and cross a number of different landscape spaces.
- Creation of a landscape buffer to Mill Road.

# SUSTAINABILITY

We are committed to delivering a highly sustainable development which promotes the use of sustainable technologies. The aim for the site is to ensure each of the dwellings are built to the Governments proposed Future Home Standard. This means that the new homes will achieve a carbon dioxide emission saving of at least 75 per cent lower than those that are built to the current building regulations.



Air source heat pump



PV panels



Electric car charging ports

The homes should also be essentially 'Zero-Carbon Ready', which means that they will become officially zero carbon over time as the electricity grid continues to decarbonise.

# SUMMARY AND NEXT STEPS

## Thank You

Thank you for taking the time to join us for the consultation event. We hope that you have found the information presented and any conversations that you have had useful.

If you need to refer back to the information presented, the consultation boards are available on the consultation website (details below).

Your feedback would be greatly appreciated, so, please fill in one of the feedback forms available and leave it with us. The feedback form is also available to complete online at the consultation website (details below).

Following this event, all of the feedback received will be analysed and used to feed into the ongoing design work. The feedback will also be collated within a Statement of Community Involvement which will form part of any future planning application. Once again, thank you for your time and interest in the future development of the Triangle Site.

## Next Steps

We are aiming to submit the draft Development Brief for determination in January 2023. Subject to the adoption of the Brief, an application for planning permission for the development of the site is targeted for submission in early 2023.

## Contact Details

Email: [trianglesite@montagu-evans.co.uk](mailto:trianglesite@montagu-evans.co.uk)