

TAYFEN ROAD MASTERPLAN



Aerial Photo Indicating Tayfen Road Masterplan Area & the Station Hill Masterplan Area (Not to Scale)

Introduction

Thank you for attending this exhibition about a Masterplan for the redevelopment of this site which has been prepared by Tayfen Road Developments Ltd.

You may have visited an exhibition in March 2015 about a proposed outline planning application for part of the site. Before this application can be determined a 'Masterplan' for the wider area must be adopted by St Edmundsbury Borough Council.

Although a Masterplan was adopted in 2009 it now needs 'refreshing' because:

- The land ownership for the majority of the area has changed;
- The local residential property market has changed; and
- The development of the 'Arc' has made commercial uses less viable on this site.

Planning Policy Context

The 'new' Masterplan sets out a vision for development that is consistent with current local and national planning policies and is commercially viable so development can come forward in the immediate future. This site is within an area covered by the Station Hill and Tayfen Road Concept Statement (2007) and is allocated under Policy BV9 of the Bury Vision 2031 for a mix of uses.

Purpose of Masterplan

The Masterplan provides the next level of detail from the Station Hill and Tayfen Road Concept Statement and sets a framework for subsequent planning applications. It is not intended to be rigid and prescriptive but rather sets out a framework for future development to ensure high quality and viable development can come forward without delay.

Tayfen Road Developments Ltd

The vision for Tayfen Road is to create a new mixed use development that revitalises the existing site and creates a new sense of place.

The purposes of the Masterplan are to:

- Promote the comprehensive development and regeneration of the site;
- Set out an urban design vision for the site;
- Establish key design parameters; and
- Identify key matters to be addressed in subsequent planning applications.

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Differences to the Concept Statement 2007 and Masterplan 2009

Although this Masterplan is broadly in line with the 2007 Concept Statement and the 2009 Masterplan, changes are needed to ensure a commercially viable scheme can be delivered. The key changes are:

Tayfen Road Frontage

- The 2007 Concept Statement envisaged retail uses at the southern end with residential to the north; and
- The 2009 Masterplan proposed dividing the frontage into three uses: retail/leisure, car parking, and retail/commercial. This removed residential and introduced car parking.

This Masterplan reintroduces residential use but at the southern end with commercial uses to the north. Apart from the economic necessities of the changes there are key design benefits over the previous layout, notably:

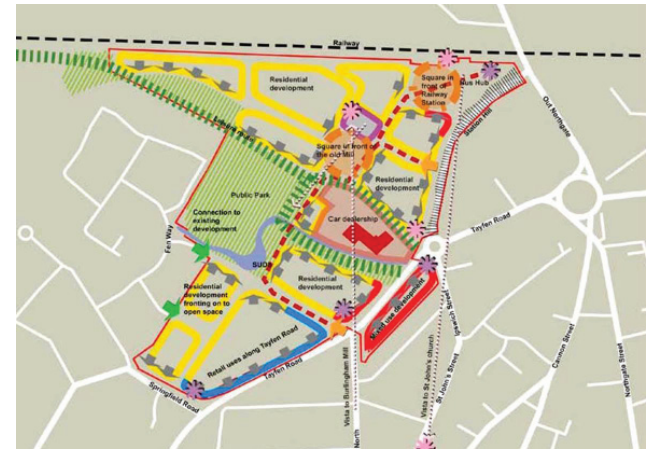
- Locating the residential uses next to existing residential areas; and
- Creating an active frontage along the length of the Tayfen Road frontage. The 2009 Masterplan includes nearly a third of the frontage as car park.

Open Space

The 2007 Concept Statement, 2009 Masterplan and this Masterplan all propose open space in the northern part of the development area. This Masterplan differs in that it introduces residential development on the north eastern boundary.

The Masterplan shows a crescent may be an appropriate design solution. As above, the need to deliver a commercially viable scheme has led to the introduction of residential development in this location. However, it also provides additional benefits, notably:

- The opportunity to provide a high quality setting for residential development;
- A defined edge to the open space; and
- Improved natural surveillance of the public open space and pedestrian/cycle link to Bull Rush Crescent.



Concept Statement 2007



Masterplan 2009

Concept Plan



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Opportunities

A number of opportunities arise from the redevelopment of the site, including:

- Regeneration of a brownfield site in a highly sustainable location;
- Removal of gasholder;
- Introduction of mixed uses – residential, care home, foodstore and 'family pub';
- New high quality housing, including affordable housing to create an attractive place to live;
- Additional population will support local shops and services;
- Additional employment (House Builders Federation estimate 4.3 to 5 jobs per new home);
- Regeneration of the derelict Recreation Ground and its use as public open space with play facilities for children;
- Integration into existing residential community and the planned residential development to the north;
- Conveniently located for access to town centre allowing people to walk and cycle to and from local shops and services, thereby supporting the local economy;
- Excellent public transport links with convenient access to the train station and bus services covering local, regional and national locations;
- Rationalisation of vehicular access onto Tayfen Road with new signal controlled junction;
- Creation of 'landmark features' to add interest to streetscene;
- Significant opportunities for environmental improvements, especially to Tayfen Road;
- Improvements to the site drainage;
- Biodiversity enhancement through the introduction of new habitats; and
- Trees and other planting.

Proposed Uses

Housing

The redevelopment could provide around 210 new homes which will range in size, style and type. The aim is to provide housing, including affordable housing, for all age groups to help develop a sense of community for new residents.

A Care Home

A care home would broaden the range of accommodation offer. It is considered that around 60 bedrooms would be an attractive commercial proposition.

Foodstore

A foodstore (approx. 1500sqm) with associated car parking (approx. 90 spaces) to be accessed directly from Tayfen Road via a new traffic light controlled junction.

Family Pub

A family pub (approx. 650sqm) and associated car parking (approx. 30 spaces) and access from the new traffic light controlled junction would widen the range of uses on the site.

Proposed Masterplan (Not to Scale)



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Urban Design Vision



Artist's impression, View of Tayfen Road (Looking North)

Tayfen Road Frontage

Commercial uses located along the northern part with the Care Home gradually reducing in scale and intensity of use to meet the residential area to the south towards Springfield Road.

Commercial Area

Rationalised with an improved traffic signal controlled access into the site. Adequate parking and servicing arrangements are to be provided to the rear of the area with buildings creating a frontage onto Tayfen Road. Buildings to be of visual interest and character given the location on one of the principal routes into the town centre. Opportunity for a gateway feature/focal point along the road to be designed into the redevelopment.

Neighbourhood Streets

The western part of the site should be arranged as a network of streets and courtyards allowing groupings of terraces of houses. These will be organised in an informal pattern, with routes and massing designed to create an attractive place to live whilst maintaining a traditional domestic scale. Housing adjacent to existing dwellings on Springfield Road will be medium density with heights of 2 and 3

storeys to ensure that any impact is kept to a minimum and that the dwellings sit well within the context of the existing houses. Taller buildings should be located to the centre of the site. A landmark building / feature could be incorporated to terminate the view north along Parkway towards Tayfen Road.

Crescent and Recreation Area

The main landscaped part of the masterplan, framed by the new crescent to the northwest will provide meaningful amenity and play space, serving as the heart of the new residential area. This area of open space should be well connected to the surrounding area and be visible and accessible from Tayfen Road. A crescent of 3 storey houses on the north eastern edge of the site could provide an active edge to the recreation area and will terminate the long vista from the south.

Linear Park and Apartments

Serving as a visual and green corridor from Tayfen Road to the Recreation Area, this landscaped park could be framed by apartment blocks. Located in the central part of the site, these apartments can be 4 storey and could be at a higher density averaging 70 to 100 residential units per hectare.



Artist's impression, The Recreation Green (Looking South)

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Landscape Strategy Plan (NTS)

Landscape Strategy

A site wide landscape strategy will ensure a high quality and attractive setting for development which takes full account of the opportunities for the integration of water / Sustainable underground Drainage Systems, and for enhancements to biodiversity.

Tayfen Road Frontage

Opportunities should be taken to create a unified approach to landscaping along the entire Tayfen Road frontage. This should include the incorporation of tree planting.

Commercial Area

The redevelopment of the National Grid / Transco site will afford significant opportunities to improve the appearance of this part of the site with buildings set back from the highway behind landscape and tree planting. Car parking areas should include tree and shrub planting. Part of the land at the western end of the National Grid site will become an urban park related to both the recreation area and the adjoining new housing.

Neighbourhood Streets

It is envisaged that this area would be developed principally as traditional houses with gardens.

Crescent and Recreation Area

This amenity space serves as the focus of the residential area and will include an

equipped play area and a pond. The layout should make a seamless connection between the recreation area and the surrounding neighbourhood and other open spaces.

Linear Park and Apartments

Connection between the new amenity area and Tayfen Road is achieved by the formation of a Linear Park which will also incorporate SuDS. It provides a direct pedestrian and cycle route, which also works as a visibility corridor, forming a pleasant connection between Tayfen Road and the Recreation Area.

Biodiversity

Enhancing biodiversity is a key objective and should be achieved by the retention of existing landscape features and the creation of new habitats and features suitable for a range of wildlife. Open space should include a variety of native planting habitats, such as wildflower meadow, scrub margins, scrub buffer belts and aquatic habitats.

Trees

Where possible, trees protected by Tree Preservation Orders should be retained although it is recognised none are of the highest quality. New tree planting will be expected to be incorporated into detailed design proposals.

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What Next?



Artist's impression, The Recreation Green
Looking towards The Crescent

We would welcome your comments on the Masterplan so we can consider whether any changes are necessary.

Please provide your comments on the masterplan by:

The Masterplan will then be submitted to St Edmundsbury Borough Council for their approval and adoption.

- Completing a 'comments sheet' at this exhibition
- By email to: info@tayfenroadbury.co.uk
- By post to: Tayfen Developments Ltd, Linden Square, 146 Kings Road, Bury St Edmunds, IP33 3DJ

Once the Masterplan is adopted the outline planning application for the development of part of the site can be considered by the Council.

This exhibition can also be viewed at www.tayfenroadbury.co.uk

Please can all comments be received by no later than Wednesday 28th October 2015.



Artist's impression, The Recreation Green Looking North