

Why?

The vision for Bury Town Centre is in the Local Plan (P11). The Local plan says the Council will prepare a Masterplan. This will provide a high level direction of where development and other improvements will go to deliver the Town centre vision. It will be adopted as planning policy (SPD) and will help when assessing planning applications.

POLICY BV27: BURY ST EDMUNDS TOWN CENTRE MASTERPLAN

A detailed masterplan will be prepared for Bury St Edmunds town centre to provide the context for the future development of the area and provide the framework for individual development proposals to come forward.

The masterplan will also address:

- town centre traffic management, including car parking;
- the quality of the environment;
- art and the public realm; and
- town centre uses.

Applications for planning permission for sites, other than already identified for development in this Plan, and which would have a strategic impact on the development of the masterplan will only be determined once the masterplan has been adopted as planning guidance by the local planning authority following public consultation.

How?

It is good practice for the Council to involve the right expertise and those who understand and have an interest in the town centre. A working group has been set up involving experts and key stakeholders who have been involved in each stage.

Forest Heath & St Edmundsbury councils

West Suffolk
working together



David Lock Associates
Town Planning and Urban Design

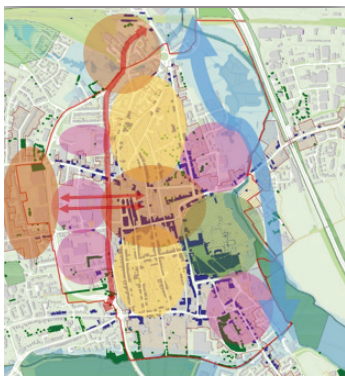


Bury Town Centre Working Group & Town Council

Consultation

Stage 1: Review and Analysis

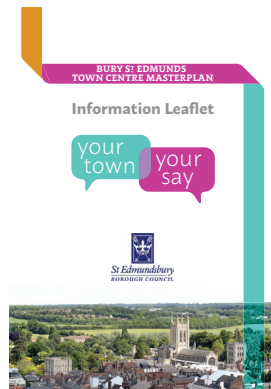
We used the local plan and new retail evidence to help us come up with 8 objectives. We tested these draft objectives with businesses, residents and community.



Stage 2: Issue and Options Consultations

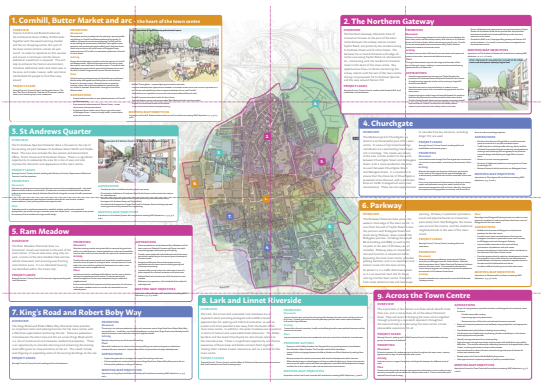
Over 1,100 respondents (89%) supported the need for growth and opportunity for further development (78%).

In delivering and managing this growth, they wanted the unique local character and historic buildings and places to be kept and links between the old and new parts of town such as the arc were considered important to its success.



Stage 3: Draft Masterplan

From the responses we identified the key 'Character Areas' which are presented on the MAP of the town centre.



What's next?

Stage 3a: Draft Masterplan Consultation

Consultation to test the Character areas (August & September)

Stage 3b: Draft delivery strategy

(August - November)

WHAT IS THE BURY ST EDMUNDS MAP?

The Bury St Edmunds MAP (the MAP) is a masterplan for the town centre. The MAP will be used to guide the development of the town centre and to provide a framework for individual development proposals to come forward.

DEVELOPING AND DELIVERING THE MAP

The MAP will be developed in a number of stages. The first stage is to identify the key issues and opportunities for the town centre. The second stage is to develop a range of options for the town centre. The third stage is to consult on the options and to develop a draft masterplan. The fourth stage is to consult on the draft masterplan and to develop a final masterplan.

WHAT DIFFERENCE CAN I MAKE?

You can help to shape the future of the town centre by providing your views on the MAP. Your views will be taken into account when the MAP is developed and delivered.

www.westsuffolk.gov.uk/bsemasterplan

Delivery

It is not the job of the Masterplan to deliver everything we are consulting on.

The Masterplan is a policy document so its job is to:

- Guide the assessment of planning applications for new development
- Provide policy context to secure contributions to help pay for some of improvements and priorities where related to the new development

Delivery Strategy

The Council cannot deliver the vision in the local plan on its own.

It is preparing a Delivery Strategy to start to bring together the people, organisations and finance to encourage and support delivery. This will test as far as possible whether the "aspirations" are possible, deliverable and viable. As far as it can it will indicate who, how and when the area changes, might be delivered. This will also help the Council and other partners decide how and whether to use land and assets available to them to help support delivery and growth to the benefit of local residents and businesses.

Completion

We are aiming to complete the masterplan by end of December. However this will depend on:

- The outcome of the next consultation
- Testing of some of policies and priorities in the Delivery Strategy
- We may need to consult again depending on what the Delivery Strategy says
- The earlier stages of consultation will allow us to proceed with the Delivery Strategy with more certainty