

NEW HOMES FOR BRAMFORD

AUGUST 2017



Aerial photo showing CEMEX land ownership (red line), the approved development next to the Acton Road sports fields and Bramford village to the south.

CEMEX UK is developing proposals for around 205 new homes on land to the north of the village and to the east of Loraine Way.

The emerging proposals will help meet Mid Suffolk District Council's current shortfall in the provision of new housing, and provide new homes for the village.

The proposed development will be to the north of the new homes that are to be built shortly by Hopkins Homes on land next to the Acton Road sports fields.

Our proposed development will offer a range of new homes, including at least 70 low-cost affordable homes for rent or shared ownership.

We are now at the master planning stage and would like to seek the views of the local community on our emerging plans before submitting a planning application.

THE SITE

CEMEX's land ownership here covers around 33 acres (13 hectares) and stretches beyond the electricity pylons as far north as Bramford Common and Suffolk Water Park. The red line on the aerial map shows the land ownership boundary.

However, only half of this land will be used for the new homes and the remainder will be open space for public use. A development concept plan can be seen inside.



Public exhibition – have your say

We are holding a public exhibition where you can meet the design team, learn more about the proposed development and let us know your views. Feedback forms will be available at the exhibition and online.

The exhibition is being held in the Loraine Victory Hall on Ship Lane in Bramford on Friday 8th September, 2:30pm – 7:00pm.

We have already set up a consultation website, www.cemexcommunities.co.uk (and click on Bramford), which is now live and will be updated with full details about the proposals at the time of the exhibition.



CEMEX is an international building material company operating from over 50 countries in the world. Our range of products includes cement, ready mixed concrete and aggregates.













CEMEX (formerly RMC) has a long history in the locality having worked the land to the north and east of the village for sand and gravel extraction over the years. The land currently used for football, tennis, bowls and the Loraine Victory Hall was originally owned by RMC.



DEVELOPMENT CONCEPT PLAN



LEGEND

-  Site Boundary (13.15 ha)
-  Southern Development Area (6.2 ha)
-  Potential Additional Development (0.58 ha)
-  Informal Open Space (6.33 ha)
-  Key frontage
-  Proposed Planting
-  Main Loop Street
-  Secondary Street/Private Drive
-  Category A Tree/Hedge to be retained
-  Category B/C Tree/Hedge to be retained
-  Public Right of Way
-  Pedestrian/Cycle Links

NEW HOMES

The development of the site will be concentrated to the south of the pylons with a single access off Loraine Way to the north as shown on the concept masterplan.

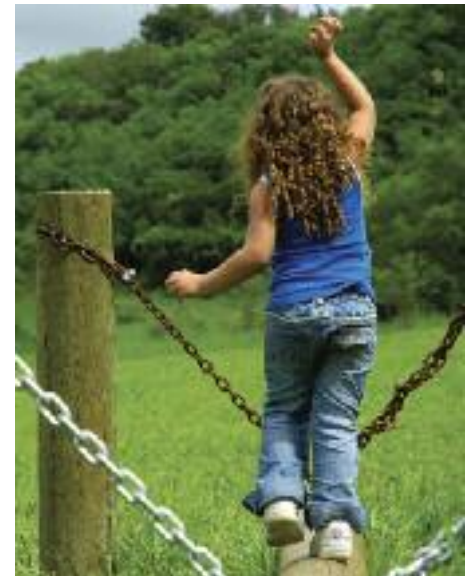
Whilst the land to the east and north of the site adjacent to the River Gipping is within a flood zone, the proposed development area is not a flood risk area.

The land is currently in arable use and the plan is to maintain a landscaped buffer area between this proposed site and the new housing development area to the south that is due to start construction by Hopkins Homes later this year.

We will be proposing a range of house-types including detached, semi-detached and terraced properties offering a choice from small starter homes to larger detached executive houses.

The development will provide around 205 new homes, of which 35% (over 70 units) would be affordable homes of a variety of size and tenure for rent or shared ownership.

The concept masterplan layout illustrates how the new homes will sit within the context of Bramford village and the new Hopkins Homes development.



PUBLIC OPEN SPACE

One unique feature of the development will be the opening up of green open space for community use along the western bank of the River Gipping.

Pedestrian and cycle links will run along the river bank and link to Loraine Way to the north and to the network of footpaths towards Bramford village to the south.



Photo of proposed future development land.





LANDSCAPING AND ENVIRONMENT

The landscaping around the new homes is important to create an attractive setting of which existing and future Bramford residents will be proud.

Hedges and soft landscaping around the new housing will help create a variety of characteristic streetscapes. The roads within the development that will be shared by cars, cyclists and pedestrians, will be raised and coloured in places to encourage mindful and safe driving.



Attractive landscaping will be created along the boundary between the new homes and the 11 existing detached and terraced houses along Loraine Way.

A children's playground is proposed within the new development along with open shared landscaped and grassed areas and private gardens for all homes.

It is planned that the development will achieve low CO₂ emissions through energy efficiency measures in the design and construction of the new homes. Measures would include water conservation, recycling areas and sustainable urban drainage systems to manage the release of surface water from the new development.

To find out more please come to our exhibition (details below) to discuss the plans and give us your feedback.

ACCESS, TRAFFIC AND PARKING

A single entrance to the new development is required off Loraine Road and this is proposed to be close to the overhead electricity pylons.



Our studies have concluded that a vehicle access off Loraine Way would be acceptable in terms of accommodating predicted traffic volumes in and out of the new development.

We also propose to introduce pedestrian and cycle links into the village to encourage alternative uses to the private car for short journeys.

Many of the new homes will have garages and other properties will have off-street car parking spaces in line with Suffolk County Council parking policy guidelines.

NEXT STEPS

To find out more about the proposed development, please come along to the public consultation exhibition being held at the Loraine Victory Hall on Friday 8th September or visit the website www.cemex.communities.co.uk and click on the Bramford tab. Feedback forms will be available at the exhibition or online to tell us what you think.

All feedback will be reviewed and analysed and will be used to further evolve our plans before we submit them to Mid Suffolk District Council as a planning application.

GET IN TOUCH

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