

King's Quarter, Bury St Edmunds



Application success for long-awaited residential development on historic chalk mining site

CLIENT

Maurice and Lesley Sananes

LPA

West Suffolk Council

STATUS

Approved

SERVICES

Planning, Heritage and Townscape, Strategic Communications

Our role

- Our Cambridge Planning team have been involved in this complex project for a number of years. The derelict brownfield site forms part of a wider allocation constrained by significant chalk mines, having been subject to development in the 1960's this was subsequently cleared in the 1970's after being declared unsafe following the opening of sink holes.
- Having initially tried to work through a Development Brief for the wider allocation covering multiple landowners, it became clear that agreement could not be reached between parties. Working on behalf of the principal landowner, we negotiated with the council that part of the site could come forward in the shorter term without a Development Brief, for 26 homes, in the hope that this could work as a catalyst for the remainder of the allocation provided its layout did not compromise these adjacent parcels.
- As work geared towards planning application submission, our Heritage and Strategic Communications teams were appointed to support, providing valuable guidance in the development of the design in a historic context and engagement with local stakeholders and residents. Many of which were keen to see this derelict site subject to anti-social behaviour, come back into use and provide a real enhancement to the area.

Results

- The site is in an excellent location close to the town centre and provides the opportunity to deliver high-quality sustainable new homes. We worked closely with the architects to prepare a scheme that makes most efficient use of the site whilst dealing with the various constraints that impact the site.
- Working closely with the council as part of a truly collaborative effort, the application was recommended for approval and unanimously approved at Planning Committee.

Turley