

## EXHIBITION ANNOUNCEMENT

PUBLIC EXHIBITION OF PLANS FOR THE FUTURE OF THE FORMER COUNCIL OFFICES

**Wednesday 4 April & Tuesday 10 April 2018**

**Drop in anytime from 3pm to 8pm**

**Needham Market Community Cafe,  
The Youth Centre, School Street,  
Needham Market, IP6 8BB**

Representatives of Mid Suffolk, Purcell Architects & Lawson Planning Partnership  
will be on hand to answer your questions



# INTRODUCTION

## PUBLIC EXHIBITION OF PLANS FOR THE FUTURE OF THE FORMER COUNCIL OFFICES

- Babergh & Mid Suffolk Council started working together in 2011 with one chief executive and a shared workforce to deliver better services at lower cost
- In 2016 Mid Suffolk members made the decision to relocate from the HQ buildings in Needham Market to Endeavour House in Ipswich, sharing space with other public sector bodies including the County Council and also Clinical Commissioning Group
- The decision was a result of appraisals of the HQ site which showed that they were no longer fit for purpose to fulfil local government functions. The reasons for this included barriers to redesign, including listed building status, and poor connections to vital utilities: the cost of mitigating this and bringing it up to modern standards would be prohibitive
- As a result of the move Babergh and Mid Suffolk District Councils will save an estimated £5.8m over the next decade in HQ costs, which will be reinvested in council services
- Public facing services continue to be delivered within the district, including from a public access point in Stowmarket



# STRATEGIC BRIEF & AIMS

## PUBLIC EXHIBITION OF PLANS FOR THE FUTURE OF THE FORMER COUNCIL OFFICES

### THE COUNCIL'S STRATEGIC AIMS & OBJECTIVES:

- Our Joint Strategic Plan set out our priorities to invest to generate income and regenerate local areas; make best use of land and buildings across the Suffolk public sector and financially sustainable councils
- The former Council offices are one of several redevelopments the council is leading to deliver as part of our assets and Investments programme
- The redevelopment of the former office site must:
  - Support the strong and vibrant community in Needham Market
  - Regenerate the site and deliver housing to meet local needs
  - Ensure development takes place within a reasonable timeframe



# DETAILED BRIEF

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### THE STORY SO FAR...

- A design and planning team is focussed on the regeneration & redevelopment of the two HQ sites
- The Councils have carried out soft market testing to identify suitable options, exploring opportunities at the two HQ sites
- This process confirmed that demand for commercial office space in this location is extremely limited and that there was no demand from providers of care homes
- The Council is still exploring retail options for the site, focused on existing retailers who may want to develop further within Needham Market



# UNDERSTANDING THE SITE

## PUBLIC EXHIBITION OF PLANS FOR THE FUTURE OF THE FORMER COUNCIL OFFICES

### CONSTRAINTS & OPPORTUNITIES

- Heritage (Grade II Listed building)
- Conservation Area
- Town centre / High Street
- Hurstlea Road splits the site in half
- Pedestrian and vehicular access
- Improved views from the site
- Surrounding residential amenity
- Open spaces & public amenity
- High Street retail and commercial context



# SITE DEVELOPMENT OPTIONS

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## OPTIONS DEVELOPED IN NOVEMBER 2017



**OPTION 1**  
Residential  
Retail



**OPTION 2**  
Residential  
Retail  
Care home



**OPTION 3**  
Residential  
Retail  
Care home  
Community space

# MASTERPLAN

## PUBLIC EXHIBITION OF PLANS FOR THE FUTURE OF THE FORMER COUNCIL OFFICES

### MASTERPLAN - FACTS & FIGURES

- Total site area = 2.25 hectares (5.5 acres)
- Total number of residential units = 99 houses and apartments
- Mix of 1, 2 and 3 bed apartments and 2, 3 and 4 houses
- Public car parking
- High quality private and public, hard and soft landscaping
- Cycle storage and waste management facilities
- Existing community recycling facilities to be either retained on site or relocated elsewhere within the town
- Retained memorial trees and historic walls



# WEST OF HURSTLEA ROAD SITE OPTIONS

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## RESIDENTIAL OPTION



## RESIDENTIAL & RETAIL OPTION





# CREATING PLACE & ACHIEVING SUSTAINABLE DEVELOPMENT

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### BENEFITS OF THE PROPOSALS

- Retention of the Listed Building & enhancement of its setting
- High-quality housing which is sympathetic to the local character
- Provision of public car parking
- Enhanced accessibility to the High Street, Crowley Park and public pedestrian routes
- Improved public realm
- Retention and management of the duck pond & improved greenspace



# CONCLUSIONS & NEXT STEPS

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### PLANNING BENEFITS, BROAD TIMESCALES & PROGRAMME

- Necessary regeneration which will achieve a sustainable development
- Mix of good quality housing & local benefits
- Financially viable scheme to ensure regeneration is delivered within a suitable timeframe
- Planning and Listed building application(s)
- Business case & procurement for delivery
- Listening to the community
- Feedback and opinion
- Scheme submission to Local Planning Authority estimated for late summer 2018

