

EXHIBITION ANNOUNCEMENT

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

Wednesday 11 April & Wednesday 18 April 2018

Drop in anytime from 3pm to 8pm

Wednesday 11 April

Hadleigh Cricket Pavilion
Friars Road, Hadleigh, IP7 6DF

Wednesday 18 April

Guild Room, Hadleigh Town Hall,
Market Place, Hadleigh, IP7 5DN

Representatives of Babergh District Council, 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 Babergh members made the decision to relocate from the HQ buildings in Hadleigh 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 it was 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 Sudbury



STRATEGIC BRIEF & AIMS

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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 Hadleigh
 - 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 and hotels
 - The assessment work has concluded that the only viable use for the site is residential

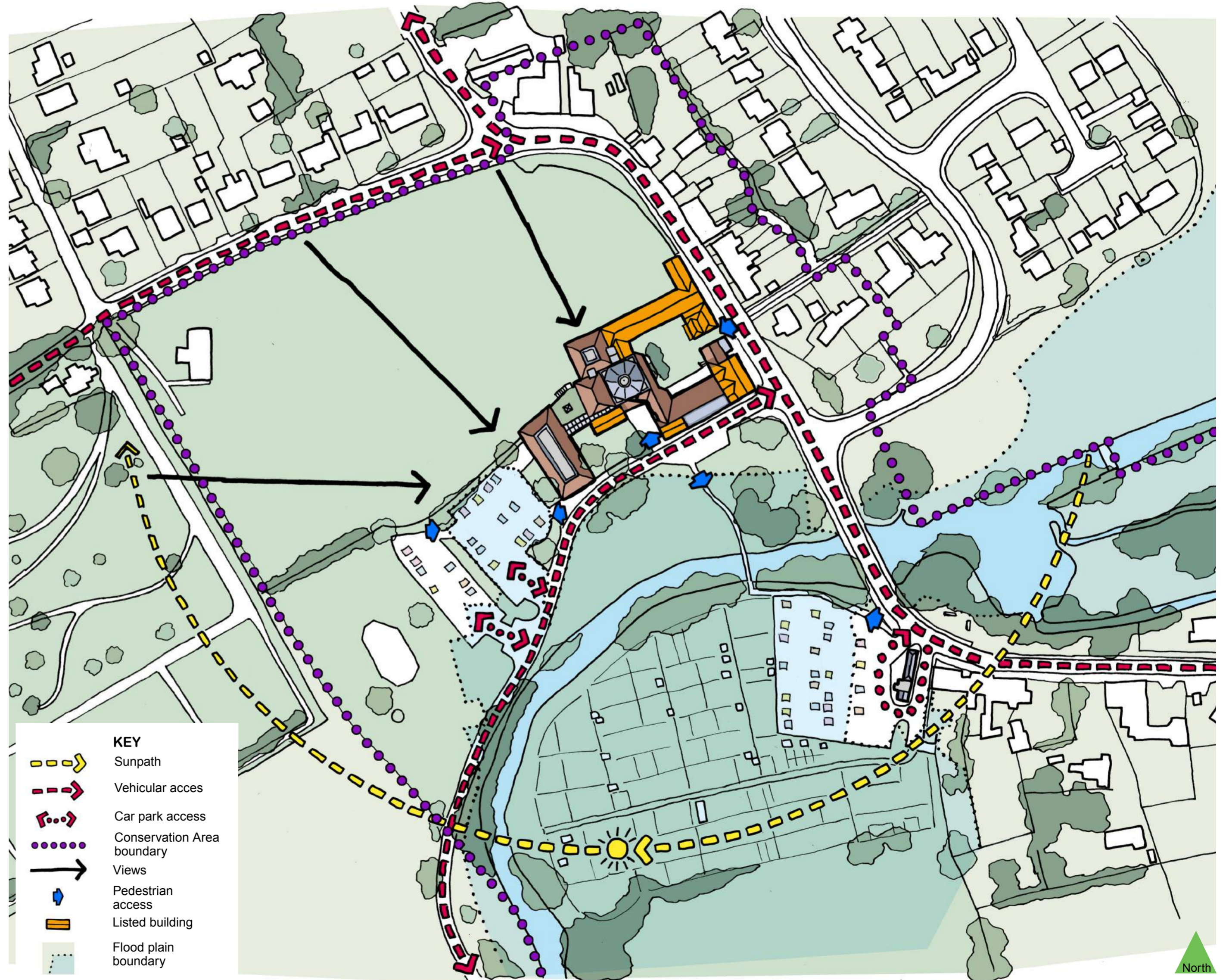


UNDERSTANDING THE SITE

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CONSTRAINTS & OPPORTUNITIES

- Heritage (five historic buildings, including Grade II* and Grade II Listed properties)
- Bridge House in poor repair; restricts visibility to Bridge Street, access to the existing allotments and proposed dwellings
- All parts of the site lie within a Conservation Area
- Site north of the river lies within a Special Landscape Area
- Site south of the river lies within an Area of Archaeological Interest
- River Brett and associated flood risk zones
- Corks Lane, which incorporates a public right of way
- Access to the site
- Views of and from the site
- Surrounding open spaces (cricket ground, recreation area, green space)
- Vacant previously developed site with high redevelopment costs and related financial viability considerations



SITE DEVELOPMENT OPTIONS

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OPTIONS DEVELOPED IN NOVEMBER 2017



OPTION 1

- Retention and conversion of the Listed buildings
- Retention and conversion of the 1980's extension
- Retention and conversion of Bridge House
- New build development on the Corks Lane car park, corner of Corks Lane and Bridge House car park



OPTION 2

- Retention and conversion of the Listed buildings
- Part retention and conversion of the 1980's extension
- Retention and conversion of Bridge House
- New build development on the Corks Lane car park, corner of Corks Lane and Bridge House car park



OPTION 3

- Retention and conversion of the Listed buildings
- Demolition of the 1980's extension
- New build development within the curtilage of the Listed buildings
- Demolition of Bridge House
- New build development on the Corks Lane car park, corner of Corks Lane and Bridge House car park

SITE DEVELOPMENT OPTIONS

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OPTIONS DEVELOPED IN NOVEMBER 2017

ASSESSMENT OF THESE OPTIONS:

- The three options were assessed in the following ways:
 - Sounding board, comprising of local representatives
 - Scheme cost and financial viability comparison
 - Local planning authority pre-application advice including liaison with statutory consultees
- Option 2 was the preferred option, which has been developed further to form the current proposed masterplan



MASTERPLAN

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MASTERPLAN - FACTS & FIGURES

- Total site area = 1.22 hectares / 3 acres
- Total number of new homes (houses and apartments) = 58
- Mix of 1, 2 and 3 bedroom apartments and 3 and 4 bedroom houses
- Housing density of 47 dwellings per hectare
- High quality private and public spaces, hard and soft landscaping
- Residents and visitor car / cycle parking and bin storage
- Memorial trees retained
- Green space and footpaths adjacent to the river to be retained



CREATING PLACE & ACHIEVING A SUSTAINABLE DEVELOPMENT

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PROPOSAL BENEFITS:

- Retention of the listed buildings and enhancement of the setting and significance
- High quality housing sympathetic to the local character
- Improved public realm
- Retention of the riverside green space and informal walking routes
- Community Infrastructure Levy (CIL) payment towards education and healthcare to address any impacts arising to local services



New Build Housing



South Elevation



West Elevation

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 community benefits
- Financially viable scheme to ensure regeneration is delivered within a suitable timeframe
- Planning and Listed building application(s)
- Business case & procurement process for delivery
- Listening to the community
- Scheme submission to Local Planning Authority estimated for late summer 2018
- Thank you for attending; your views are invited

