



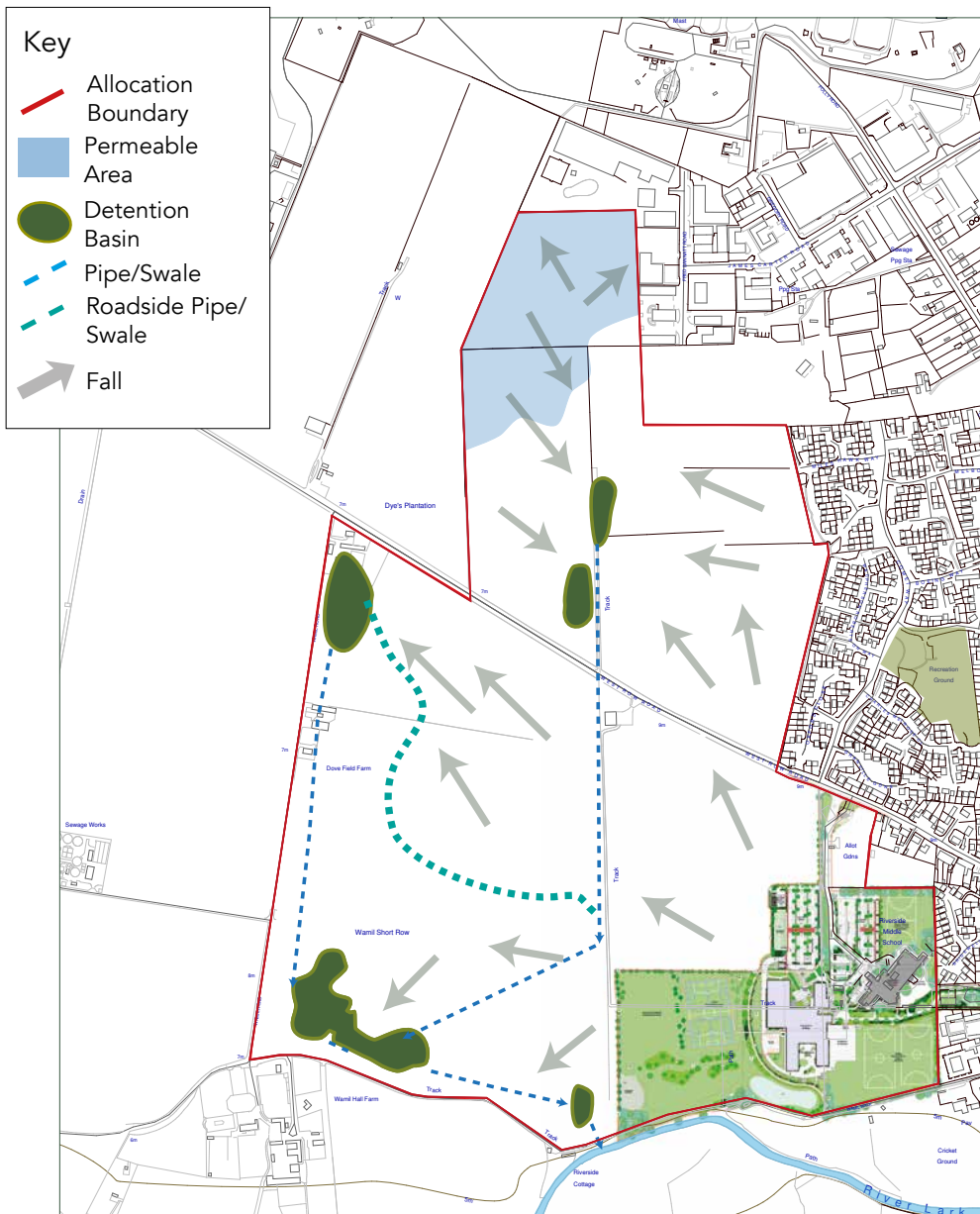
# West Mildenhall - Suffolk

Masterplan Frameworks  
06.01.2021





# Sustainable Urban Drainage



Example of a part wet detention basin



Example of a dry detention basin



Example of a road side swale



Example of a green route swale

## Drainage Strategy (Blue Infrastructure)

This board illustrates a conceptual drainage strategy for the site utilising Sustainable Urban Drainage Systems taking into account the site levels and features within a framework and your feedback will inform the evolution of the Masterplan. The drainage strategy is designed to ensure that surface water flowing from the site is directed into the RiverLark and the rate of flow is managed, taking into account an allowance for future climate change and ensuring wherever possible a betterment on the current situation. This accords with best practice Sustainable Urban Drainage Systems.

To achieve this, a number of drainage measures are proposed to manage and control water flows across the site and their discharge into River Lark. These measures include on plot attenuation for the commercial land uses in the north of the site, swales (specifically designed drainage ditches) and attenuation basins (dry basins) that hold water within the site at times of heavy rainfall, with a 48HR drain rate (but are otherwise dry and useable) and enable water to be released at a steady rate. The strategy accords with the Sustainable Urban Drainage Systems (SUDS) Design Guide and will also include additional capacity for climate change.

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# Landscape



View south to existing hedgerow



View to copse to be retained



View toward Church



River Lark

## Landscape

This plan illustrates a response to the landscape context and characteristics of the site and identifies an approach to integrating landscape and ecological features within a framework and your feedback will inform the evolution of the Masterplan. The landscape framework has been designed with a focus on a living landscape that benefits all. As such, habitats of importance (specifically trees, hedge rows and woodlands) will be retained, protected and enhanced within the scheme to provide improved habitat to protected species in the long term.

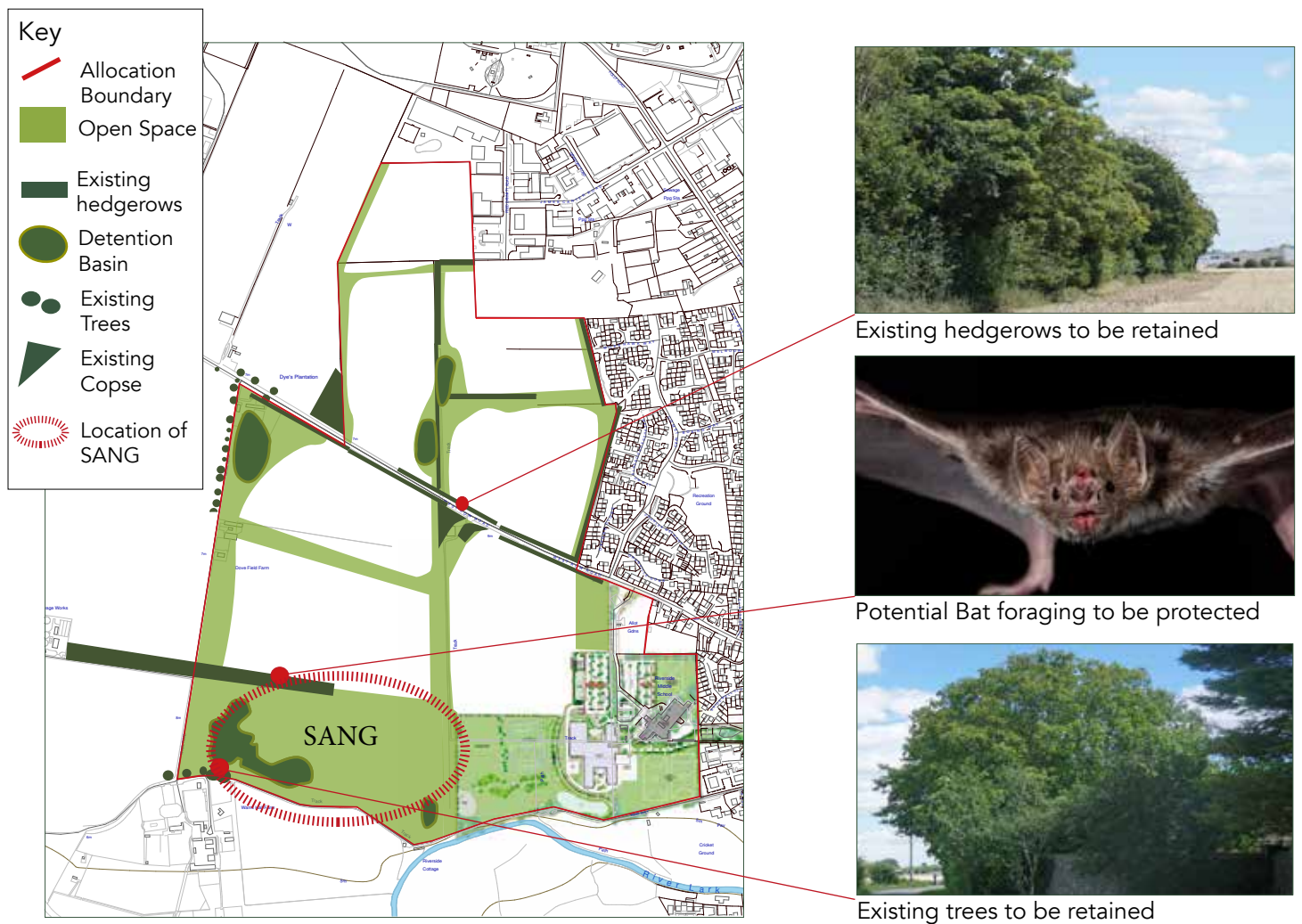
A network of interconnected green spaces is proposed around the retained vegetation and Rights of Way. This would link together the existing features of the site and provide a landscape framework for the development, and a new edge and gateway into Mildenhall.

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# Ecology



## Ecology

This plan illustrates a response to the ecological context and characteristics of the site and identifies an approach to integrating landscape and ecological features within a framework.

The landscape framework has been designed with a focus on a living landscape that benefits all. As such, habitats of importance (specifically trees, hedge rows and woodlands) will be retained, protected and enhanced within the scheme to provide improved habitat to protected species in the long term.

The drainage strategy has been designed to complement existing landscape and ecological features to provide a green / blue corridor through the site, providing a multifunctional open space for residents and wildlife. A lasting management regime will be established to ensure that the habitats are maintained in optimum condition for protected species. The grassland areas will be managed as wildflower meadows, with scrub patches, providing habitats that are in decline elsewhere within the existing agricultural landscape.

The provision of 'Suitable Accessible Natural Green Space' known as a SANG will also form a key strategic aspect of the Masterplan's ecological framework.

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# The SANG

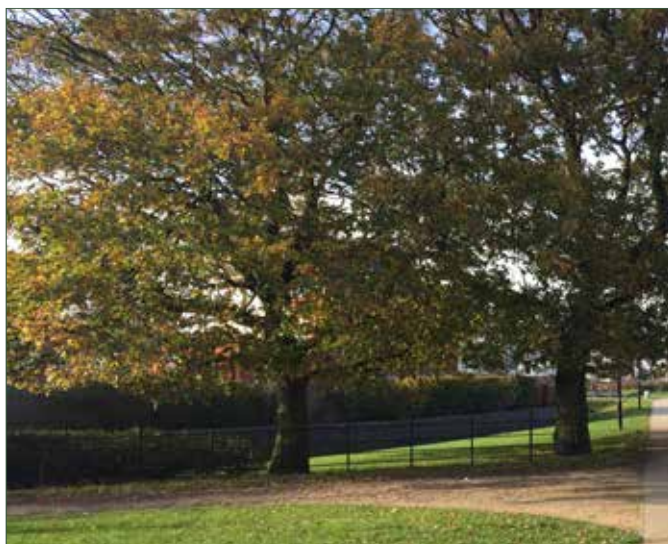
## Suitable Accessible Natural GreenSpace

### Suitable Accessible Natural Green Space

The Site Allocations Local Plan Policy SA4 (Focus of growth land west of Mildenhall) requires the provision of a Suitable Accessible Natural Green Space (known as a SANG) of at least 10ha within this Masterplan as part of a number of measures to avoid a damaging increase in visitors to the Breckland SPA.

The SANG will be designed at the planning application stage but for the purposes of the Masterplan the framework plans illustrate that the SANG, will be connected encouraging visitor uses, includes destination play space and promotes dog friendly facilities and access routes will be promoted. A particular requirement is provision of a circular walk of 2.3km to 2.5km around the SANG which can be achieved in a number of locations around the site as shown here. ■

Further information regarding the requirements of the SANG is provided here. ■



Gravel paths and rural boundary fence



Natural landscape features



Dog walking routes



Areas of meadow planting

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# Open Space



Informal Open Space



Formal Open Space



Playing Fields



Play Space



Allotments

## Open Space

Recreation and other forms of open space, such as allotments, parks, sports pitches, will be delivered as supporting infrastructure alongside the provision of new homes. This plan illustrates how recreation and open spaces could be provided and integrated within the wider landscape framework.

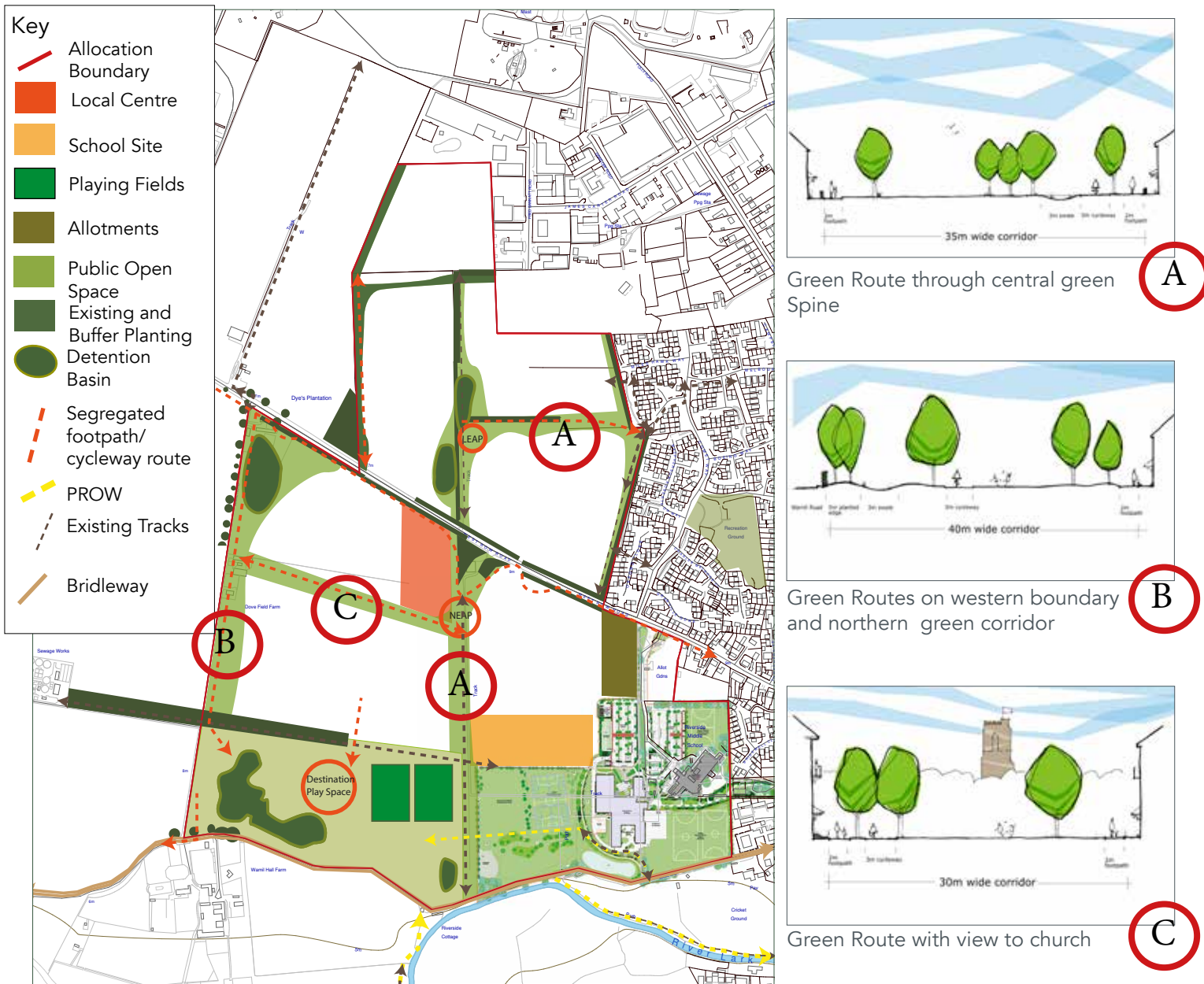
The Masterplan provides a well-connected network of multi-functional open spaces and formal provision exceeding 17 hectares of open space in addition to over 10 hectares of SANG provision. Play spaces, known as Local Equipped Areas of Play (LEAP) and larger Neighbourhood Equipped Areas of Play (NEAP), are proposed to be evenly distributed throughout the Masterplan to give good access to land north and south of West Row Road and form part of larger multi-functional open spaces. A destination play space providing natural play is included within the SANG. Provision for additional allotments is made adjacent to existing provision and sports pitches can be found adjacent to the existing leisure facilities at the Mildenhall Hub to the south east.

It is proposed to make these spaces well connected to the existing settlement through walking and cycling networks boosting recreation provision across the town.

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# Green Routes



## Green Routes

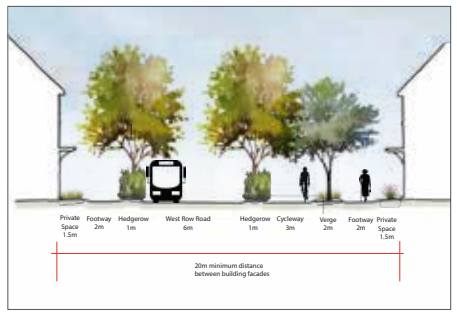
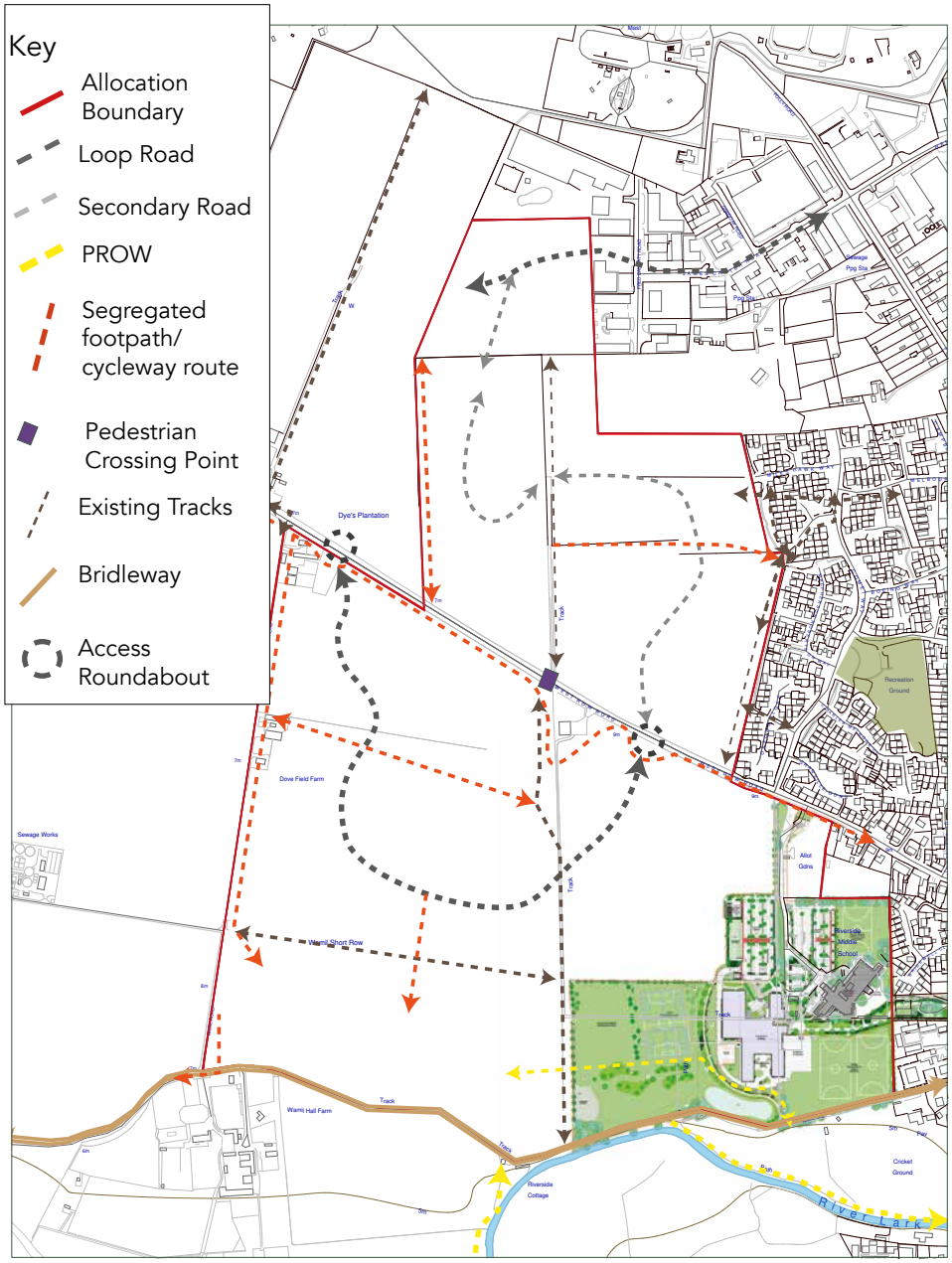
This plan illustrates how green routes could be provided and integrated within the wider landscape framework.

The purpose of the green routes is to provide a series of walking and cycling routes through a network of accessible natural green space soft landscaped corridors which will also visually integrate this development into the existing landscape and break up the built form. The green routes will integrate the communities north and south of West Row Road providing recreation and commuting for pedestrian and cyclists (rather than being solely dependent on the highway network) and provide direct connections around the site and beyond in the east-west to the river recreation corridor to the south east, Mildenhall Hub, the town centre to the east and link to existing public rights of way connecting with surrounding villages.

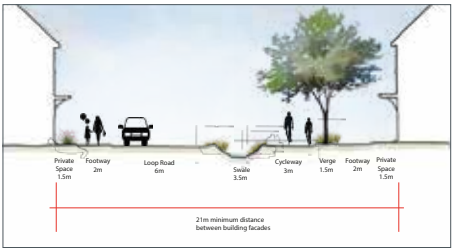
Sections A, B and C show the minimum distances between built form either side of green routes. Further information regarding the use of these spaces is provided here. ■

Please provide us with your feedback concerning this information here ■

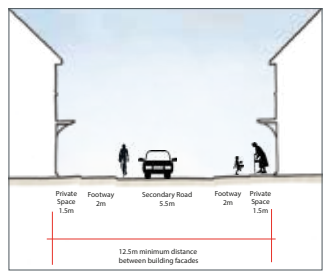
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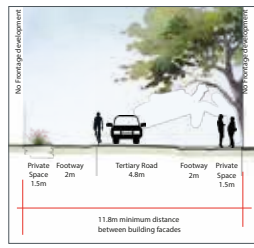
West Row Road



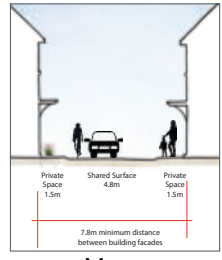
Primary Loop Road



Secondary Road



Tertiary Road



Mews

**Movement Framework**

This plan illustrates at a strategic high level where the main movement infrastructure (pedestrian, cycle and vehicular) could be designed and integrated within the town.

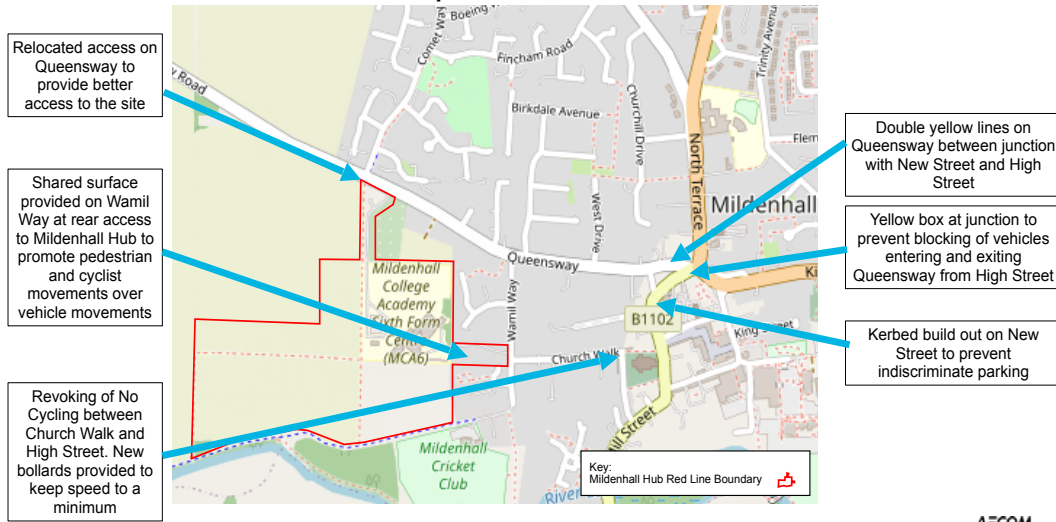
Illustrative sections of the minimum widths of the type of road networks that will serve the development (in addition to the green routes) is shown for information.

More information concerning pedestrian and cycle movement desire lines, and how crossing between green routes and the highway, could be achieved in the Masterplan is provided here. ■

A potential bus services strategy for the site is also provided here. ■

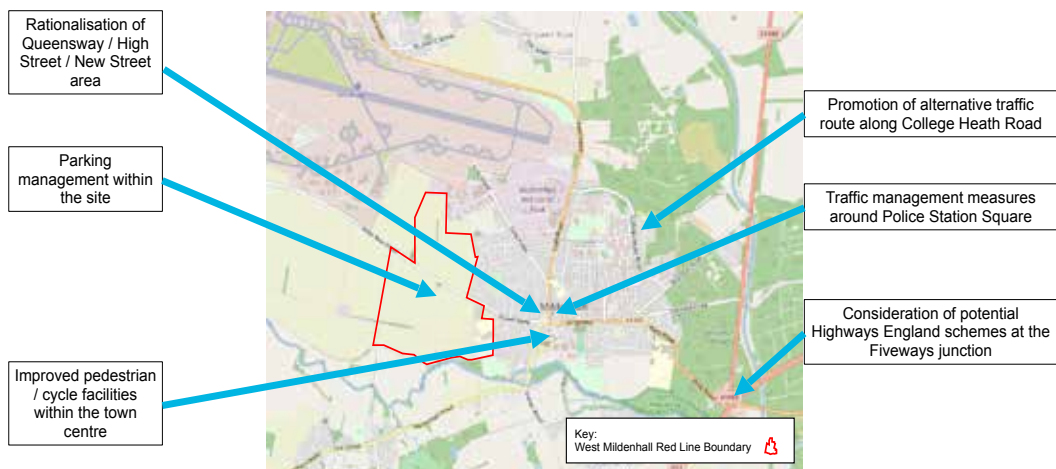


## Infrastructure Improvements – Mildenhall Hub



AECOM

## What potential transport infrastructure or mitigation is required as a result of this proposal?



AECOM

### Transport Infrastructure

Whilst this stage of the Masterplan is to provide a visioning framework until detailed design and infrastructure planning is undertaken during the preparation of a planning application consideration has been given to the potential transport infrastructure that is required as a result of this mixed use development. This is illustrative at this stage until detailed design and assessment work is undertaken at later stages of the process.

There is already committed transport infrastructure due to commence shortly alongside the completion of the Mildenhall Hub – see image above.

There will be a requirement for further transport infrastructure to accommodate this level of development within the town and potential improvement strategies are shown on this plan.

Please provide us with your feedback concerning this information here [\[Link\]](#)

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# Land Use Framework

Key	
	Allocation Boundary
	Commercial
	Residential
	School Site
	Local Centre
	Adult Care Services
	Playing Fields
	Allotments
	Public Open Space
	Existing and Buffer Planting
	Detention Basin
	Segregated footpath/Cycleway
	Loop Road
	Secondary Road
	Existing Track
	PROW
	Bridleway



Artist's Impression of apartments



Artist's impression of Local Centre



Artist's impression of Primary School



Artist's impression of a Residential Street

## Land Use Framework

This land use plan has been informed by a thorough assessment of constraint mapping and guiding frameworks illustrated through the previous presentation boards. The land use plan above identifies the potential development areas and land use allocation. The greatest land take within the Masterplan will be proposed for residential use in accordance with the primary objective of the allocation for this site and will, incorporate a wide range of housing types.

A number of supporting non-residential uses are also proposed within the Masterplan These include:

- Local Centre, which will provide supporting business and community uses, complementary to the creation of a walkable neighbourhood;
- Land for a primary school (this will be delivered by SCC in the future);
- Employment (5 hectares of land); and
- Adult Care Services (80 beds).

For options on different locations for the Local Centre and School please see the Development Framework Plan here

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# Density and Heights



Example of 50 dwellings per hectare (dph)



Example of 30 dwellings per hectare (dph)



Example of 15 dwellings per hectare (dph)

## Density Framework

The Density and Heights Framework Plan sets out the different density bands and different storey heights within different parts of the site. This is the starting point of the three dimensional design work that will follow as the Master-plan is developed.

The most dense part of the site is around the local centre and Adult Care Services (ACS), where elderly and supported housing will be provided, may be up to four storey (three storey apartments with under croft parking). The lowest density part of the site is on the western edge at the interface with the countryside. Here buildings will generally be two storey. The remainder of the site will be a medium density, to match the existing western edge of Mildenhall, with buildings generally at 2 storeys but with the potential to have some three storey in key locations or as landmark buildings.

It is important to read the density and storey heights plan in conjunction with the Urban Design Framework Plan and the Character Area Plan located here [\[link\]](#)

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