

Welcome to our community event to share updated plans for new homes on **Humber Doucy Lane**

Barratt David Wilson and Hopkins Homes have come together to produce a joint masterplan for new homes at Humber Doucy Lane.

Barratt Developments is the nation's leading housebuilder, creating great new places to live throughout Britain. Two of Barratt Developments high quality brands, Barratt Homes and David Wilson Homes, will be providing homes at Humber Doucy Lane.

Hopkins Homes is the largest privately owned housebuilder in East Anglia, creating exceptional new-build homes in beautiful locations.



Humber Doucy Lane

Introducing Hopkins Homes

Hopkins Homes is a leading UK home builder specialising in place making and urban regeneration. Hopkins Homes has established an enviable reputation for developing award winning homes, being recognised by the NHBC in their Quality Award Scheme, the industry's benchmark for the quality of a development in terms of build standard and overall site management.

Hopkins Homes has become the largest independent property developer in East Anglia providing homes throughout Suffolk, Norfolk, Cambridgeshire and Essex, and is immensely proud of the significant contribution that the company has made to the regional and wider economy through creating and supporting jobs, providing exceptional new homes and building sustainable communities with a 5-star home builder customer satisfaction (HBF 2023).

Hopkins Homes fully embraces the national aims for sustainable home building and has adopted a number of environmental considerations and objectives to ensure its housing proposals provide and deliver both minimum impact on the environment but also a sustainable and enduring development.

Our quality designed developments are located across East Anglia. You can visit our latest developments today including Church View, Bramford; Grundisburgh Vale, Grundisburgh; River Reach, Mistley; Wickham Gate, Wickham Market & St Georges Park, Needham Market.



HOPKINS HOMES

Humber Doucy Lane

Introducing Barratt Developments

Barratt Developments is the nation's leading sustainable housebuilder. Our brands, Barratt Homes and David Wilson, offer a variety of properties to meet the needs of our local communities, including both private and affordable housing. Our vision is to lead the future of housebuilding by putting customers at the heart of everything we do.

Barratt Developments have been awarded a 5 Star rating in the HBF Customer Satisfaction Survey for 14 years in a row. We take pride in being a considerate housebuilder, and in 2023 our site managers won 96 NHBC Pride in the Job Quality Awards – more than any other housebuilder.

We are determined to create a positive environmental, social and economic legacy for future generations, building great homes and places that are designed and built for better living and meet the challenges of the future.

Barratt Developments have a track record of delivering quality homes and places to be proud of across East Anglia. You can visit our latest developments today at Abbots Green, Woolpit; Constable Gardens, East Bergholt; and Henley Gate, Ipswich.



The Site

Humber Doucy Lane

Site location

The site at Humber Doucy Lane is located approximately 4km north-east of Ipswich town centre and straddles the local authority boundary between Ipswich Borough and the district of East Suffolk. The key drivers for the development of Humber Doucy Lane are based on the principles of sustainable development, fulfilling local housing needs and creating a thriving well-connected new place.

Local Policy overview:

In their respective adopted Local Plans, Ipswich Borough Council and East Suffolk Council have allocated the site for a comprehensive development. Key requirements from the two Site Allocation policies include:

- ✓ Delivery of affordable housing
- ✓ Development of approximately 600 new homes
- ✓ Provision of a suitable transition to the wider countryside, including contributing to the provision of a Green Trail
- ✓ Separation to surrounding settlements and protection of heritage assets
- ✓ Providing sustainable drainage systems (SuDS)
- ✓ Provision of appropriate community facilities and open space
- ✓ On-site suitable accessible natural greenspace
- ✓ Access from Humber Doucy Lane, and provision of relevant highway/public transport measures.
- ✓ Biodiversity net gain



 1 to 2 hours train to Norwich, London and Cambridge	 5 minute cycle to National Cycleway	 8 minute cycle to Westerfield Station	 15 minute cycle to Ipswich Town Centre	 20 minute bus ride from Ipswich Town Centre	 30 minute walk from Westerfield Station	 Ipswich is growing as a major employment, shopping & service centre	 Diverse and multicultural population	 Thriving commercial sector: a strong Finance & IT sector and Hospitality sector	 A centre for education, including the University of Suffolk
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Humber Doucy Lane

The consultation so far

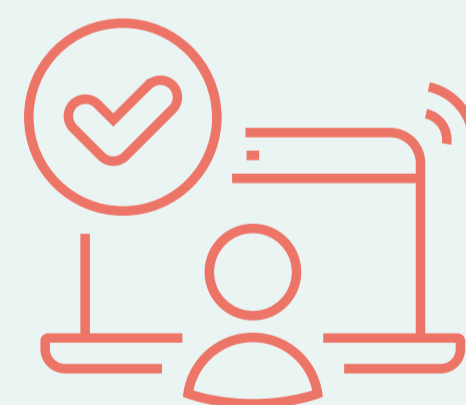
Following the initial consultation regarding our vision for new homes on Humber Doucy Lane in October, Hopkins Homes and Barratt David Wilson Homes would like to take the opportunity to thank the local community for their participation and feedback.



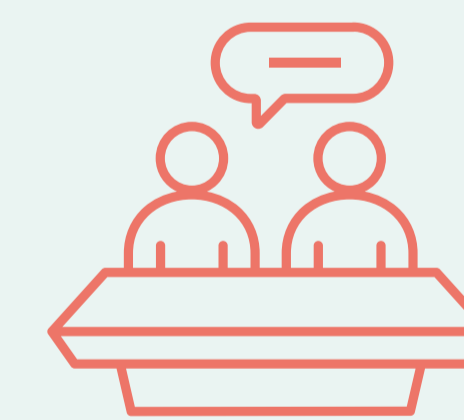
Our consultation summarised



2543 unique website visits



39 webinar views



Over **225** attendees at consultation events



515 surveys completed



10,958 impressions on social media



Met with local community organisations and businesses

You said, we did

Following our public consultation that took place at the end of 2023, we have been busy reviewing the feedback received and are working towards finalising our proposals for new homes on the site.

See below how the key themes that you raised have been considered in the continued development of our plans.

You want improved safety along Humber Doucy Lane and safe access to the development

We have held informal discussions with both the Local Planning and Highway Authorities and have sought to ensure that the proposed access to the site from Humber Doucy Lane will meet all required safety standards. This in combination with improved pedestrian crossing facilities and highway alignment measures, will also result in lower vehicular traffic speeds along the Lane.

You want to see the site integrated with local infrastructure

We have looked to ensure that our proposals seek to incorporate and utilise all available pedestrian linkages to the wider surrounding area, and via lowering the traffic speeds and Humber Doucy Lane, that access to the existing education, retail and community facilities beyond is readily achievable.

You're interested in seeing a wide range of house sizes and tenures

Our proposals will deliver a range of 1,2,3 & 4 bedroom homes

You value the importance of working with local stakeholders and neighbours

We are actively engaging with the local community, stakeholders and representatives on our updated proposals

You want to see sustainability and biodiversity benefits

We are providing a scheme that provides 10% Biodiversity Net Gain (BNG) and delivers new tree planting.

Key principles



Approx. 600 new high-quality new homes



Approx. 30% provision of affordable housing in line with local policies



New community facilities including amenity, sport and play areas and early year facilities



Trees and hedgerows retained where possible alongside biodiversity net gain of 10%



Designated public open spaces and opportunities for natural play and recreation



An inclusive development with a mix of housing for families of all sizes



Enhanced connectivity through new walking and cycling routes



Sustainable new homes built to the latest low carbon building requirements

Our vision

Our outline application for the Humber Doucy Lane site is designed to show the key priorities and aims of development. Further applications will come forward in the future to provide even greater detail on the exciting development at Humber Doucy Lane.

Our new concept plan is formed of a number of key pillars that will combine to make Humber Doucy Lane a great place to call home for families while also contributing to the existing community around the site.



Humber Doucy Lane

Our development concept

Our new concept plan aims to provide:

- **Approx. 600 high quality, beautifully designed homes** which meet the needs of a diverse range of households.
- **High quality green public open spaces** near every home, embedding a culture of living by nature.
- **Two major green routes** crossing over at a central open greenspace, providing pedestrian, cycling and biodiversity links.
- **A vibrant green trail** which acts as a publicly accessible buffer between the countryside edge and proposed new homes.
- **An area for non-residential uses** to support new and existing communities both in and around the site.
- **A placemaking strategy** that highlights the main entrance to the site and aids accessibility throughout the proposed development.
- **A Sustainable Drainage Strategy** that is incorporated into the landscape design, creating interesting landscapes within the green areas.

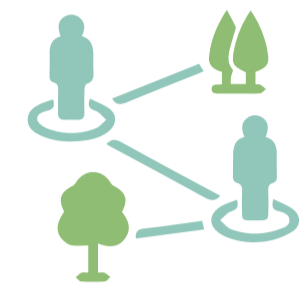


The road network and drainage details shown are illustrative, with the exact details of these still to be determined

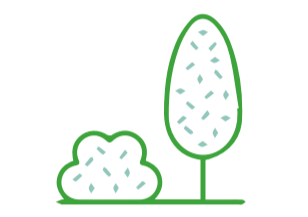
Placemaking approach

Humber Doucy Lane

1 Enhance nature and green connectivity



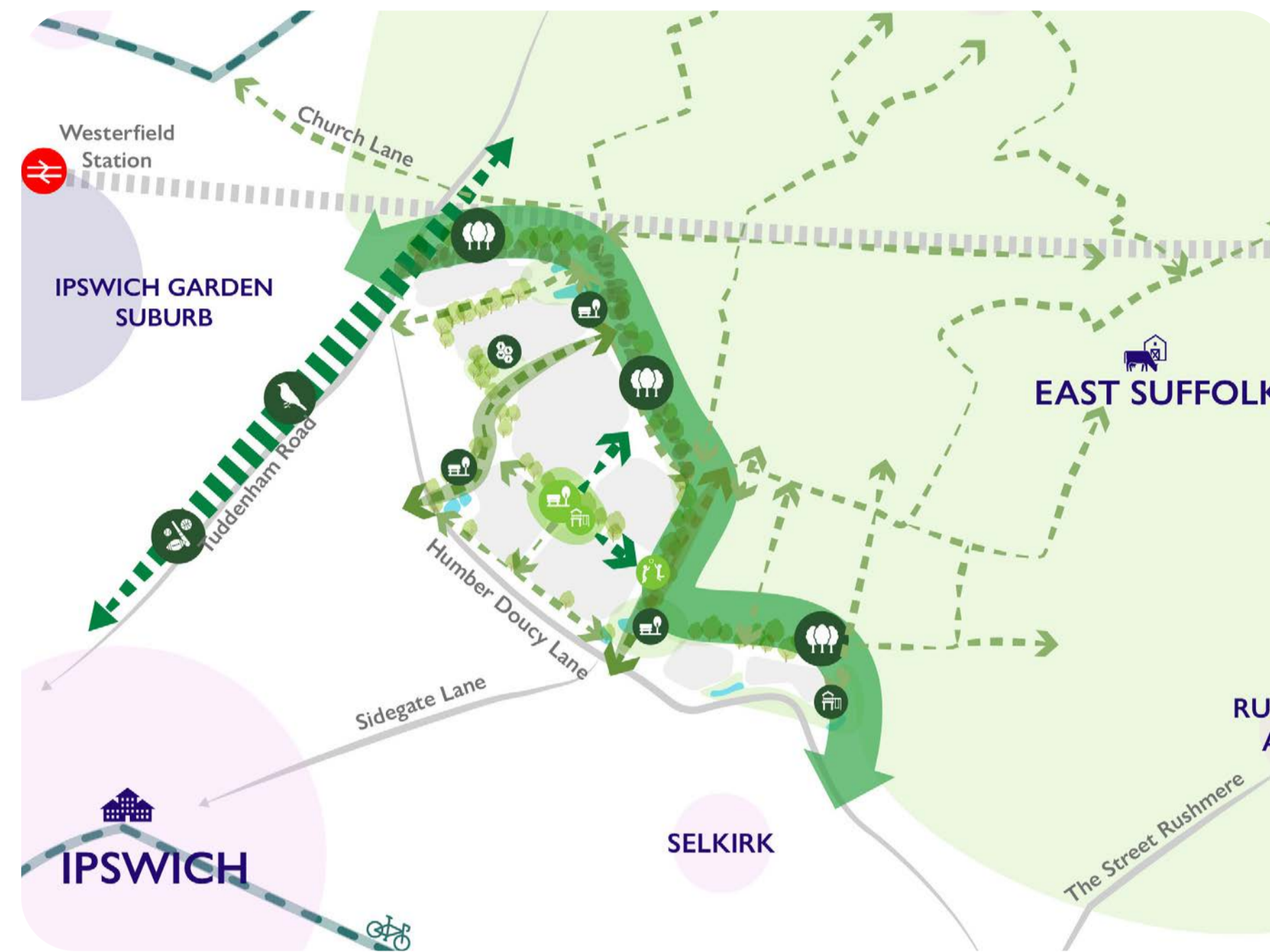
Establish Primary green corridor to create a green rim (Green Trail)



Protect mature trees and landscape



Green corridors to enhance biodiversity, accommodate SuDS and protect natural character and heritage



2 A distinct character



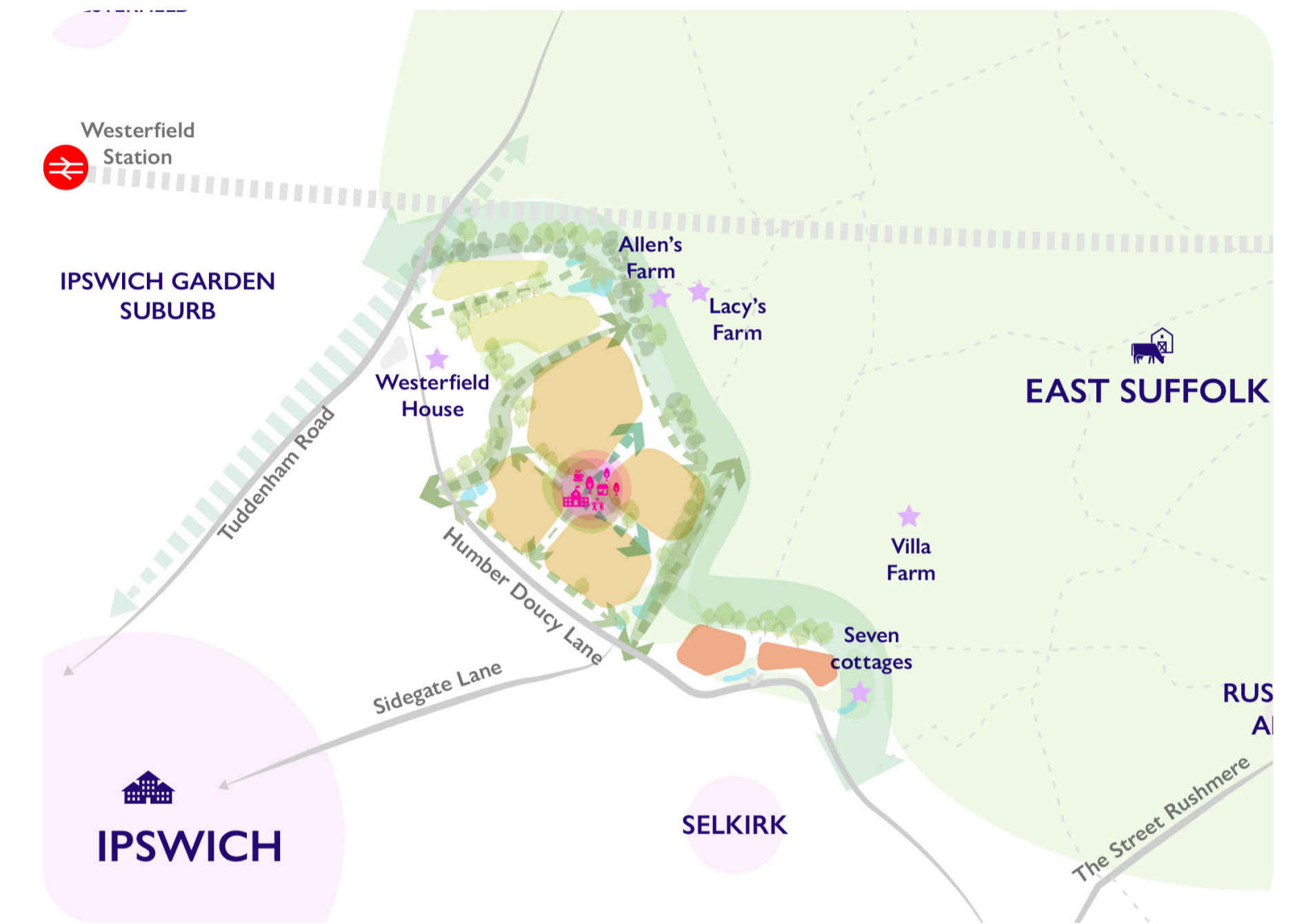
Embrace, protect and strengthen local character and heritage



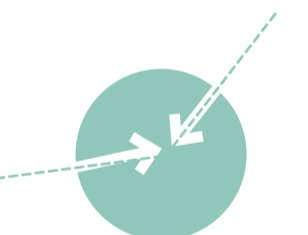
The site character transforms from a gateway and denser regular grid to a more leafy, natural setting



Protect setting to surrounding listed buildings



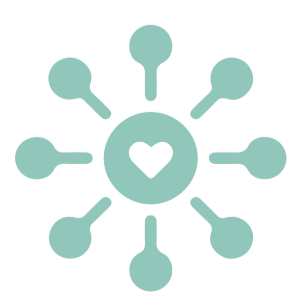
3 Linked together



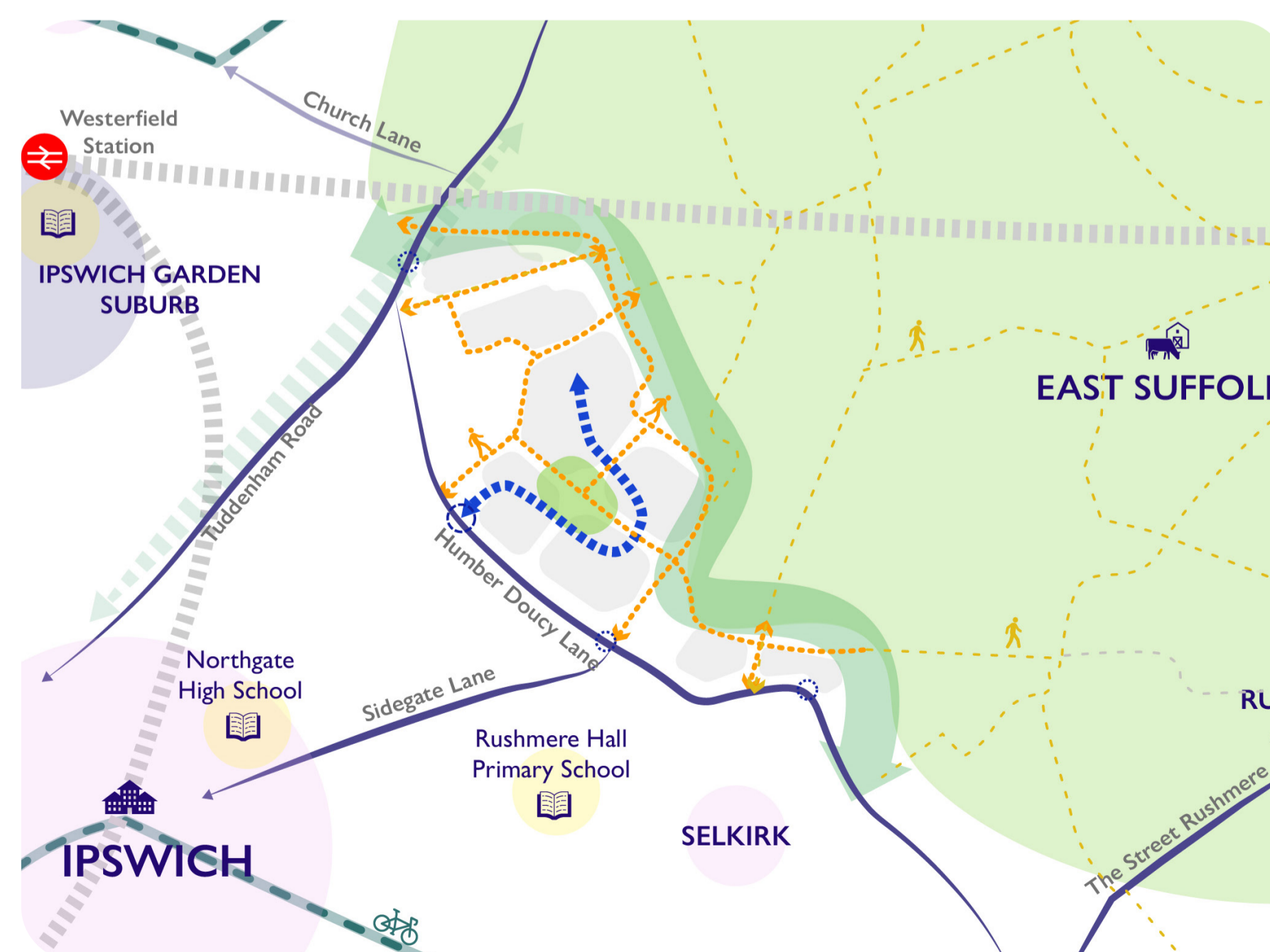
Establishing new access to the site



Safe pedestrian network that can connect to the existing public rights of ways and provides alternative "slow" movement through car-free green links



Improved connections to surrounding communities



4 A place to live, play, learn and explore



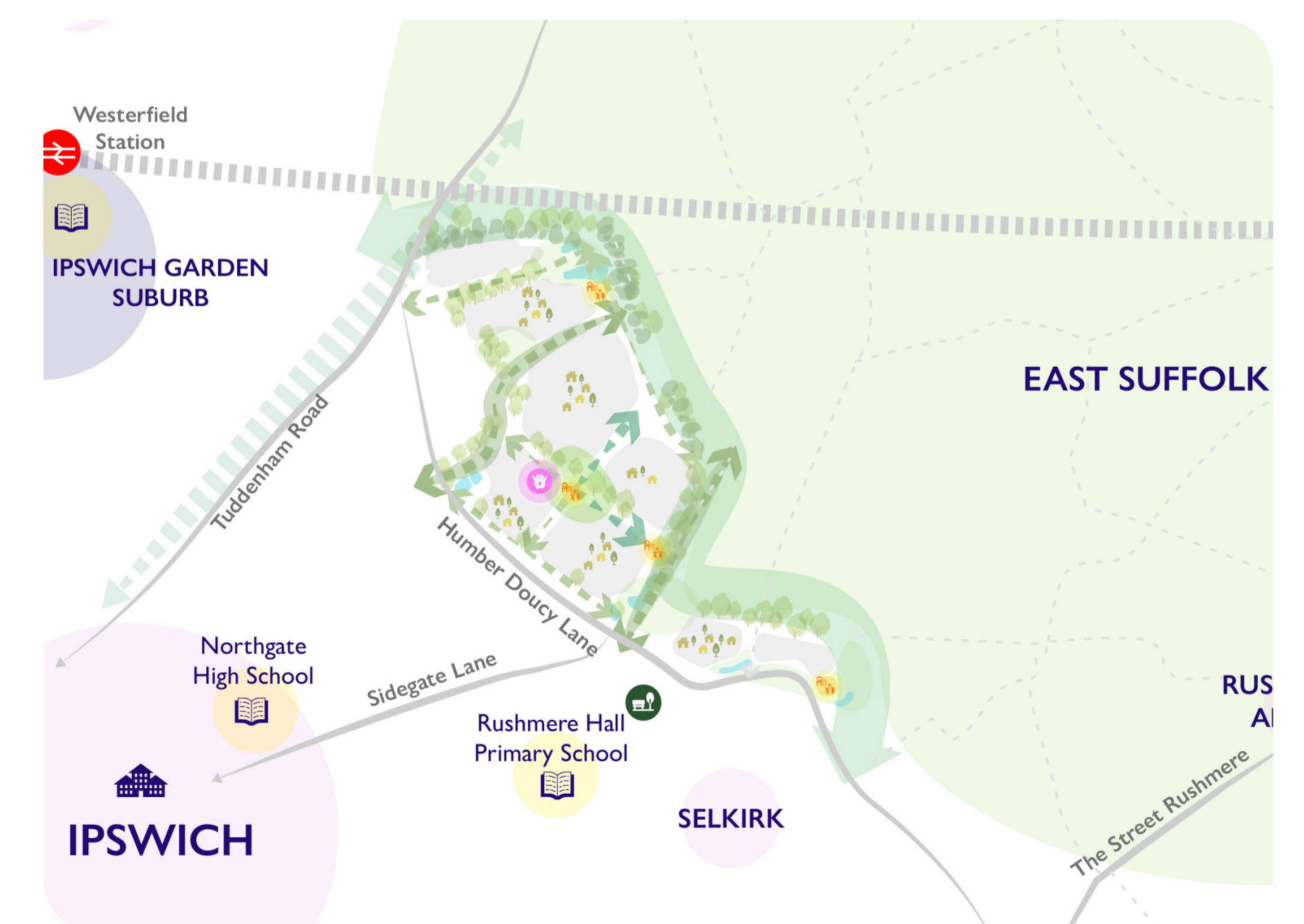
A new neighbourhood provides opportunity for new community amenities sport and play areas, and early years facilities



Quality homes for intergenerational living



Opportunities for community spaces, integrate with open spaces



Humber Doucy Lane

High-quality new homes

The land east of Humber Doucy Lane has been allocated for new homes in Ipswich and East Suffolk's adopted Local Plans. We are looking to bring forward proposals for a high-quality development of approximately 600 homes at the site.

Delivering new homes on Humber Doucy Lane will help to meet the need for new housing in the local area. These homes will be available in a range of tenures and house sizes (including 1,2,3 and 4 bed homes), suitable for first time buyers and families of all sizes. Approx. 30% of new homes will be allocated for affordable housing, providing people with the opportunity to get onto the housing ladder.



Images are illustrative only - house types and detailed design will form part of future planning applications

Humber Doucy Lane

New community spaces

We will deliver a new development that promotes healthy and sustainable living.

Our plans include for the provision of on-site Early Years/Nursey education and the provision of up to 400sqm of non-residential uses such as retail/community/café space, located within the heart of the site next to open space.

At this scale, the non-residential uses would not undermine other local retailers, but would provide day to day facilities for residents and a community focal point.

We will also deliver a variety of green spaces including nature corridors and play areas, these spaces will combine to connect nature, activity and residents to the heart of the development.



Precedent images of green spaces and community infrastructure







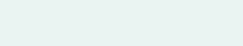
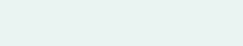


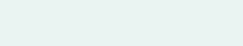

Humber Doucy Lane

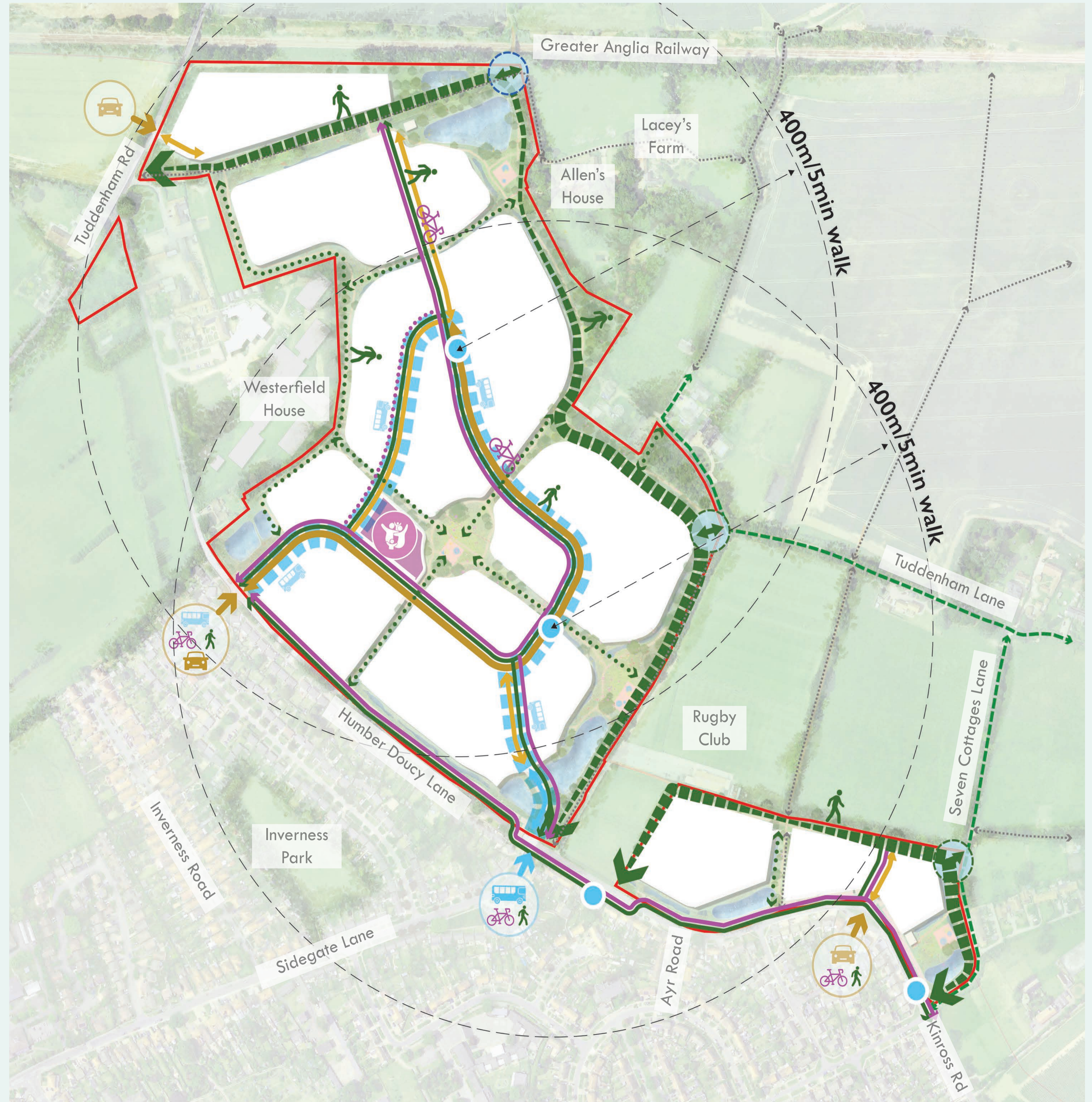
Connectivity

We will provide a well-connected development incorporating easy access and movement for pedestrians and cyclists in addition to a vehicular spine road. Our main vehicular road will include an integrated cycle lane and footpath lined with trees, creating a safe access route that connects to existing public rights of way and supports sustainable transport use. See the map on this page to learn about all our planned connective routes internally and those that integrate the site with the surrounding community.

Site's Strategic connections:

Key

-  Site boundary
-  Public Rights of Way
-  Indicative residential parcels
-  Indicative non-residential parcel
-  Bus route
-  Indicative bus stops
-  Primary pedestrian routes
-  Secondary pedestrian routes
-  Pedestrian route within green trail
-  Dedicated cycle lanes
-  Informal cycle routes
-  Key connections to wider context
-  Existing quiet lanes
-  Primary vehicular route
-  Secondary vehicular routes



Humber Doucy Lane

Building sustainably

Biodiversity and Nature

Our plans aim to contribute to the conservation of local biodiversity priorities, and maximize the retention and enhancement of existing hedgerows and trees. Opportunities we are looking into to enhance biodiversity include the provision of green links, which will bring nature into the heart of the development, alongside the creation of attenuation ponds around the edges of site as part of a Sustainable Drainage Strategy.

Placemaking

Our ethos is focused on delivering great places to the highest standards, based on the well established design principles that underpin Building for a Healthy Life. This ensures that the development will be designed and built with nature and people at its heart, to enable a sustainable community to flourish.

In our homes

New homes at Humber Doucy Lane will be built to the latest sustainability standards, which through design efficiency, higher performing build materials and the use of renewable energy, ensure a 'futureproof', energy efficient and climate conscious development.

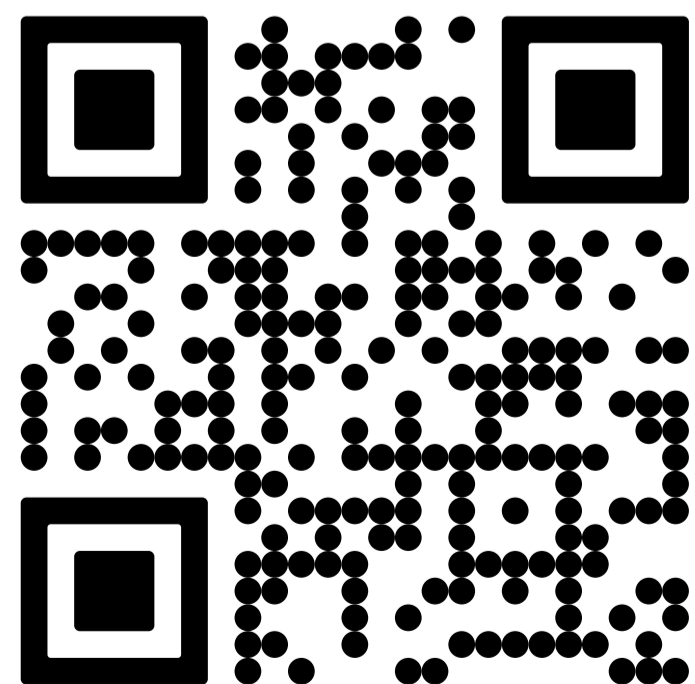


Have your say

If you have any comments please send these through to

 drowson@conciliocomms.com

 08001939945



The website is available at:
www.humberdoucyane.co.uk

Next Steps

-  Community update
February 2024
-  Anticipated planning application submission
March 2024
-  Target submission of first Reserved Matters applications
Autumn/Winter 2024
-  Target start on site
Summer 2025

Humber Doucy Lane