

Neighbours
Land North East of Bury St Edmunds

Friday 10 July 2026

Your ref: B/101

Dear Sir/Madam,

Land North East of Bury St Edmunds - Updates

I am writing to introduce myself as the Community Liaison Officer working on behalf of Vistry on the development planned at Land North East of Bury St Edmunds.

My role is to keep you updated about Vistry's work on the site and to provide a point of contact so that you can get in touch with me if you have any questions or concerns. If you would like to contact me, please use the details at the end of this letter.

I have also taken this opportunity to include a summary of progress to date, so you will find a brief background to the plans below, along with planning and development updates.

Background to the plans

Vistry acquired the 194-acre site currently known as Land North East of Bury St Edmunds in December last year, after Berkeley secured hybrid planning permission in 2022.

The hybrid permission means that Vistry holds outline permission for the overall site and detailed permission for the first phase.

The outline permission is for up to 1,375 homes, a new primary school, a new local centre, country park and a commercial centre, along with wider infrastructure including two new roundabouts onto the A143 (the Northern Access and Southern Access roundabouts).

We also hold detailed permission for the first phase, which consists of 287 homes on land nearest the proposed Northern Access roundabout, and which we will start building later this year.

Reserved matters applications will be submitted to West Suffolk Council for the remaining 1,088 homes in later phases.

Planning update

To be able to build the first phase of homes, we will need to create a temporary construction access point from the A143 into the site before the permanent Northern Access Roundabout is built.

We submitted an application for this temporary planning permission to the Council (ref: DC/26/0057/FUL) in January this year and it was approved on 3rd June.

This location of the temporary access point was carefully considered and ultimately selected because it avoids construction traffic making longer journeys through residential roads and instead keeps it to the A143. The construction access has temporary planning permission for three years.

Vistry have also recently submitted a Reserved Matters application in relation to their second phase of development. This application is for 222 homes and a new Local Centre, including a proposed food store and nursery at the entrance to the site opposite the proposed Southern Access roundabout. A copy of the planning submission can be found on the Council's website under application ref: DC/26/0903/RM. The application is due for determination in October.

Development update

Preparatory works have now begun for the temporary access, alongside the removal of vegetation where required and approved to facilitate these works.

Works on the temporary construction access will start on Monday 13 July.

Archaeological investigations have been ongoing and now that the areas in Phase 1 have been cleared, we aim to begin construction of the first phase of development later this summer.

Further archaeological investigations are also continuing across the wider site.

Staying in touch

Please check our website for project updates: www.northeastofburystedmunds.co.uk

If you have any questions or would like to receive email updates, contact us by emailing: community@northeastofburystedmunds.co.uk or call 07554 608925.

Yours sincerely

Gemma Gallant
Community Liaison Officer
On behalf of Vistry