

Land at Mill Lane, Stradbroke

November 2020



Development at Mill Lane, Stradbroke

Earlswood Homes is bringing forward the development of up to 89 new homes on land south of Mill Lane in Stradbroke.

The site is allocated under Policy STRAD18 for residential development in the adopted Stradbroke Neighbourhood Plan.

Along with a wide range of high-quality new homes, the

development of the site will bring additional community benefits including a new car park and bus drop off area for Stradbroke C of E Primary School as well as land to enable the relocation of the nursery into a new facility to meet local needs.

The plans also include improvements to Mill Lane as the main access point, new areas of public open space, future connections to existing public rights of way and a Sustainable Urban Drainage System (SUDS).

Share your comments

Earlswood Homes is currently working up its planning application and is keen to hear feedback from the local community on its plans. If you would like to send comments, please do so by 16 November 2020. You can share your thoughts by emailing contact@milllanestradbroke.co.uk, calling 01379 831 004 or writing to Freepost GRASSHOPPER CONSULT (no further address or stamp required).

Planning application

Earlswood Homes will be submitting an outline planning application to Mid Suffolk District Council. This application will seek to set the parameters of the development.

The detailed design and layout of the scheme will be agreed at the later Reserved Matters stage in due course. This will ensure that there is scope for each phase to be designed to best meet local needs at the time. The illustrative masterplan overleaf on page 3 demonstrates how the site could be developed.

New opportunities for Stradbroke Primary School

Development of the site offers a unique opportunity to address the needs of Stradbroke Primary School, ensuring that it will be able to meet the needs of the village - now and in the future.



In line with the Neighbourhood Plan, Earlswood Homes' emerging proposals for the site will include a new school car park (approximately 28 spaces) for staff and visitors and a drop-off area for the school bus. This will free up space on the main school site for play areas and

future expansion. It will also reduce congestion and improve safety on Queen Street at drop-off and pick-up times.

As part of the development, an area of land will also be given over to the School to enable the

relocation of the existing nursery into a new facility. This will ensure that local children are able to attend the nursery and progress through to the main Primary School, avoiding the need to travel outside the village.

Connectivity

Access to the site will be provided from Mill Lane, which will be upgraded to include a new pedestrian footpath along the southern side.

As required by the Neighbourhood Plan a direct footway link will be provided between the south side of Mill Lane to link up with the footway on the West Side of Queen Street.

The site is in an accessible location within the village, being within walking and cycling distance of the local shops and services on Queen Street and Church Street. The development is directly adjacent to the village Primary School, and approximately 10 minutes' walk from Stradbroke High School and the local GP surgery to the south of the village. Local bus services also connect the village to Ipswich and other nearby towns.

The development can also incorporate new walking connections to existing Public Rights of Way, providing access to the wider countryside for leisure.

Policy support

The site is allocated within the adopted Stradbroke Neighbourhood Plan (Policy STRAD18) for approximately 75 dwellings.

The Neighbourhood Plan identifies land south of Mill Lane as: "the key site allocation within the Neighbourhood Plan, given the significant number of objectives of the community which it addresses."

The Neighbourhood Plan also sets out a range of other requirements for the site, which Earlswood Homes will deliver as part of its plans.

The site has also been identified by the District Council in its emerging Joint Local Plan for residential development under policy LA080.

Providing high quality new homes



Illustrative masterplan

Earlswood Homes' proposals will deliver up to 89 new homes and will include a range of sizes and types to meet local housing needs. This includes 10% designated as affordable homes.

The housing mix will be designed to meet the needs of first-time buyers and downsizers, helping people and families to get onto the ladder and remain within the village.

The final mix of house types and sizes will be set at the future Reserved Matters stage.

All homes will have dedicated parking meeting local requirements

and have access to private or communal gardens, along with the public open spaces within the development. Every home will be designed to meet the Government's space standards – <https://www.gov.uk/government/publications/technical-housing-standards-nationally-described-space-standard>

Green space and ecology

Currently arable farmland, the site is not of high ecological value. Some habitats on site will be retained and the proposals include areas of open space, new native landscaping and planting that will enhance habitats and biodiversity value.

Generous areas of public open space will be provided, with the illustrative masterplan allowing for approximately 2 acres (over 20% of the site) of open space across the site, including local areas for play (LAPS), informal recreation and sustainable drainage (SUDs). This includes a linear “green chain” of open space in the west of the site, with additional native planting to create a gradual transition from the new residential edge to the surrounding countryside.

Areas are set aside for SUDs, which will store surface water runoff from the site and release it gradually into the existing water system. This will ensure that the development does not cause an additional risk of flooding in the village. It is anticipated that the SUDs will remain dry for most of the year.

Local benefits

The development will offer a range of direct benefits to the local area through the provision of new homes, facilities for the Primary School and public open spaces.

In addition, the development will also contribute approximately £1.1 million towards local infrastructure improvements through the Community Infrastructure Levy. As Stradbroke village has a Neighbourhood Plan, the Parish Council will receive 25% of this – approximately £275,000 – to spend on local projects.

The new homes provided will help to support the vitality and viability of local services, including the Primary School, and will bring additional footfall and spending in local shops and business, helping the village to thrive.



Indicative Earlswood Homes

About Earlswood Homes

Founded in 2006, Earlswood Homes is a fast-growing, award winning, privately owned development company, focusing on delivering high-quality homes in desirable locations across the south of England and East Anglia regions.

At Earlswood Homes, we work hard to design every site to suit the location and the local market, with a strong emphasis on creating sustainable developments that complement existing communities.

www.earlswoodhomes.com