

New detailed proposals for development at Thorney Green Road, Stowupland

November 2019



Previous Linden Homes development

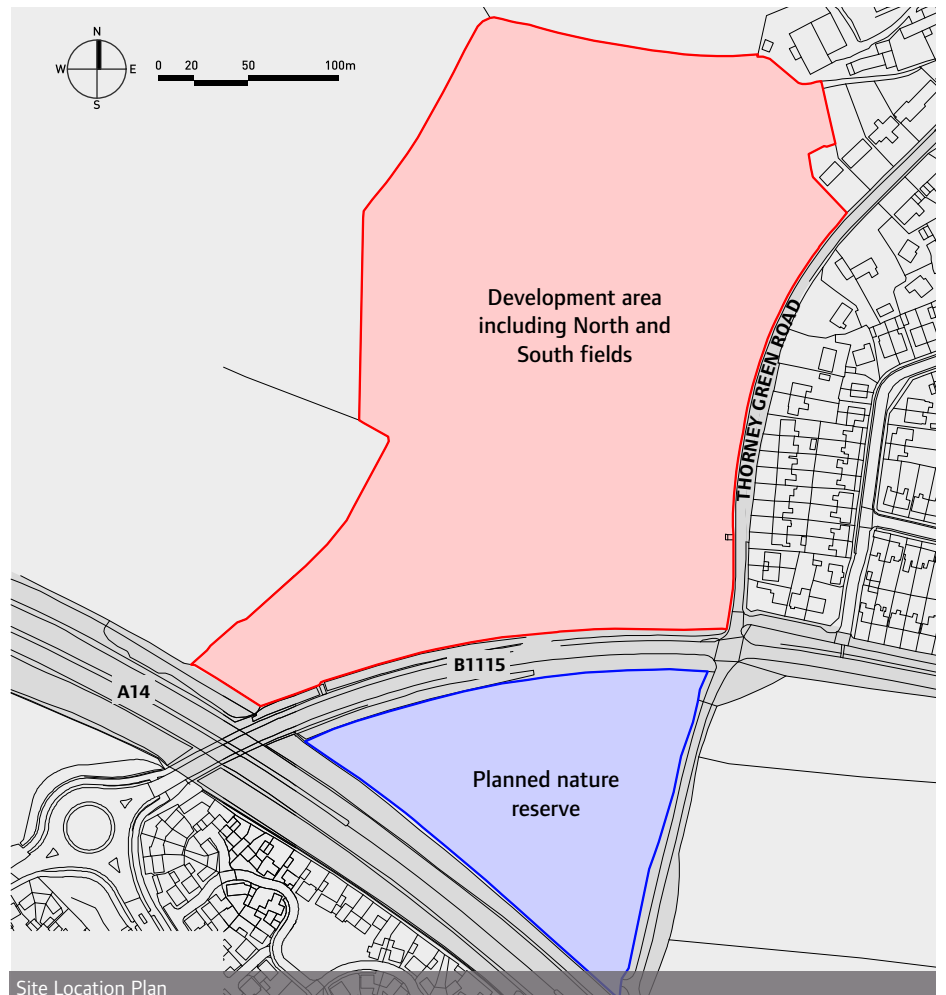
Linden Homes is consulting the community on detailed planning applications for the permitted development sites at Thorney Green Road, Stowupland, shown on the right. The two developments, the North Field and South Field, were granted outline planning permission in May 2018.

Linden Homes is now submitting the detailed planning applications, known as Reserved Matters applications, which will set out:

- The layout of the scheme, which will broadly follow the outline plans
- The design of the new homes
- Details of the landscaping plans
- Details of footpaths and public open spaces.

The design of the homes will be in keeping with the local area, with traditional pitched-roof design with a mixture of brick and render elevations.

Large areas of publicly accessible open green space are planned.



Site Location Plan

Email: info@engageplanning.co.uk
Website: www.lindenhomes.co.uk/community/stowupland





Illustrative street scene



Illustrative street scene



Illustrative street scene

Overview of proposals

The proposed development would include:

- 143 homes with a broad mix of house types.
- 35% affordable homes, in line with the Council's policy.
- Large public open spaces and amenity spaces.
- Entrance to the site from a new junction on the B1115 (approved under the outline planning permission).
- A network of pedestrian routes including a new informal footpath around the northern boundary of the site and retention of the Public Right of Way through the middle of the site.
- A cycleway provided through the site road network.
- Enhanced biodiversity and habitats, including significant landscaped areas, new trees and hedgerows and open spaces.
- Widening of the footpath on western side of Thorney Green Road.
- Surface water drainage managed on site and discharged into the local ditch network at the same rate as currently discharged from the field.
- Development will accord with the Council's housing mix policy and car parking standards.
- Community Infrastructure Levy (CIL) payment of circa £1.3m towards local facilities.

Sustainability is an important element of the proposals for Linden Homes. The plans include:

- Electric Vehicle Charging Points to be provided.
- Insulation and energy efficiency will be above the Building Regulations requirement.

The area to the south of the B1115, which is not controlled by Linden Homes, is due to become a local nature reserve.

Planning background

Outline planning applications were submitted for the South Field site in January 2016 and the North Field site in January 2017. These two applications were granted outline planning permission in May 2018, following appeals to the Planning Inspectorate.

The South Field was given permission for up to 58 dwellings with vehicular access off the B1115. The North Field was given permission for up to 85 dwellings with associated parking, landscaping, open space and surface water attenuation.

These total up to 143 dwellings, for which Linden Homes is now applying for detailed permission to enable development to commence.



Previous Linden Homes development



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Detailed plan for the site



Previous Linden Homes development

Timescales and feedback

Linden Homes intends to submit two Reserved Matters planning applications to Mid Suffolk Council in November 2019. We would welcome your views on these plans. Please fill in and return the attached Freepost feedback form and your views will be taken into account.

Following submission of the applications, Mid Suffolk Council will undertake public consultation, at which time you will be able to submit your comments on the applications to the Council.

Linden Homes' intended timescale is:

November 2019

- Submit Reserved Matters applications

Spring 2020

- Planning permission (subject to planning)
- Commence construction work

Autumn 2020

- First homes completed

Around 2023–24

- Expected completion of development

About Linden Homes

Linden Homes is the country's fifth largest housebuilder. We are the housebuilding division of Galliford Try, one of the UK's leading construction companies. We are based in Chelmsford, Essex and are one of 11 regional offices that operate right across England, from Cornwall to Northumberland. With a reputation for high quality developments in prime locations, Linden Homes strives to create sustainable new developments. We were awarded six NHBC Pride in the Job Quality Awards in 2017 and Silver at the What House? Awards in 2016 for Sustainable Developer of the Year. We are proud of this recognition from within the industry.

Engaging with local communities is central to the work that we do. We understand that if we are to deliver houses that not only meet the aspirations of those who seek to live in them but also enhance the existing neighbourhood, then we need to talk to and engage with local people. By seeking out local knowledge and listening to local opinion, we are able to build a fuller picture. We can identify the wider benefits that developments can bring to the existing community.

Contact details

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