

Site 1

Dear Gill,

There is a little confusion concerning any development. I was contacted along with all the owners of land around Stradbroke by Tayler - Wimpey and New Hall Park Developments to inquire if I would sell land which might come up for development in the future, (I suspect to create a Land bank) . The small meadow I put forward for the M.S.D.C. Land Bids no longer belongs to me. They were interested in Strawberry Hill next to the Allotments saying it was near the centre of the Village and had clear road frontage and had a footpath to it already and was well screened from the road .I said we had no plans to sell the field but might do sometime in the future. We have no objections to you going forward placing this field as a possible site for development in the future.

Kid regards Peter



Dear Stradbroke Parish Council,

The answers to your questions are as follows,

Site Submissions. The boundaries of the sites appear correct.

Ownership. I confirm that I have 100% ownership over Site 1.

Agreement. I gave full agreement for Site 1. to be assessed and the site is deliverable, I am the sole owner.

Development. The site I offer for development is marked on Map 4 as site No1.and is light pink on your map.

I cannot answer this query, if I sell the field for development it is up to the buyer in deciding when to start building on his property.

Yours faithfully P.D.Smith





Dear Sirs,

Thank you for sending me my copy of the AECOM there are a few discrepancies. I will place the heading first and then the corrected answers.

Environmental Considerations.

Ecological value? - You have put "Unknown"- I have had a survey done for Planning Permission and none of the species listed were found, so the site was given the all clear.

Site Assessment Proforma

Current use.- You have put" agricultural"- It is in fact part developed as there is a footpath and bridge installed costing over £22K leading to the Cemetery.
Method of Site Id.- You have put P.C.- It should be, Martin Howe, Peter Codling Architects, 7 The Old Church, St. Matthews Road, Norwich, NRI ISP.

Suitability.

Access.-" You have put no access."- There is a large wide gateway onto the road, also pedestrian access via the footbridge leading to the footpath to the Cemetery.
Is the Site accessible.- You have put, "potential for connectivity."- It is only 350 metres from Churchyard which is in the centre of the Village.

Community facilities and Services.

Site location.- You have put, "Moderately located"- As the site is 350 Meters from the Churchyard the centre of the Village it should be,- Favourably located from all services.

Other key considerations.

Impact on sites habitats.- You have put "unknown"- As a survey has been carried out there is no impact on any habitats.
Public right of way.- You have implied that the permissive footpath is a problem.-It is not as I will continue to give access over any site roads.

Characteristics.


Any other comments.- You have put.- "Site is surrounded by countryside."- Site has only three sides, Allotments on one side, Laxfield Road and Footpath on second side and farmland on the third and last side, the Cemetery is near this side.

Availability.

Problems with ownership.- You have put,-" Not aware of." - There is none.
Time frame.- You have put " Unknown" It should be 0-5 years.

Conclusions.

Key evidence.- You have put -"Other sites perform better" Having corrected above I believe that this site is the best site in the Village to be developed. P.D.Smith



Site 2

Dear Miss Wladon

Thank you for your letter dated 28/07/17. As far as we are concerned, we 100% own plot SS0681 and are happy that the boundaries shown are correct.

We would like to put forward this plot for development, but obviously the timescale will depend upon everybody else, i.e. Parish Council/MSDC etc, but would like to confirm the plot is available now.

Kind regards

Philip and Jenny Cleveland

Site 3

Charmaine Cooper

Reply |

Yesterday, 21:00

You

Dear Odile

Further to the email below, we would like to confirm that we are prepared to make available for development some but not all of area 3 on map 4 that was sent to us. We are in agreement that correspondence is made public at the consultations next week.

Kind regards

Robert and Charmaine Cooper

Site 4

Stradbroke Neighbourhood Plan - Site Assessment

Philip Summers <[REDACTED]>

Thu 21/09/2017 08:34

To: stradbrokepc@outlook.com <stradbrokepc@outlook.com>;



Rivers Court, High Street, Sproughton, Ipswich IP8 3AP

Tel: 01473 461203

www.landbridge.co.uk

Dear Odile

Stradbroke Neighbourhood Plan - Site Assessment

I write to acknowledge safe receipt of your letter and enclosures of 18 Septemebr in respect of the above, thank you for sending these through.

I have now spoken with Adrian Lawson and he has instructed me to provide to you an ecology survey of site 11 as this is one of the areas of Key Consideration that are currently marked as 'unknown'. I will aim to let you have this very shortly.

Separately, I have now been instructed to also advise in relation to land within the control of the Trustees of the Lawson Pension Fund which holds the freehold of Site 4 (to the rear of the Stradbroke Business centre). I understand that Adrian had previously considered this land for allocation as employment or care home use and I would be grateful if you could let me have a copy of the Site Assessment Proforma (if any is available) in relation to this site.

I appreciate that no previous reply may have been made to the PC on behalf of the Pension Fund Trustees in relation to this site and, as a result, it may not have formed part of the recent sites assessment. Is the provision of employment a consideration at this stage and is site 4 suitable to go forward for this use type?

Kind regards

Philip

Philip Summers MRICS FAAV



Site 5

[Redacted]
Stradbroke
Eye

Miss Odile Wladon,
Clerk to the Council.

I can confirm that I own the land marked 5 on plan 4.
Access to the site would be through the vacant building
plot on Meadow Way, (Steve Lee owner of the site is in
agreement). I would expect that the site would be
developed in two stages, the brown field bit of the old
farm buildings and the meadow behind first (approx 2 acres)
within the next 5 years and other field at a later date.

Nick Stones

[Redacted Signature]

Steve Lee

[Redacted Signature]

Date

11-8-17

Site 7

CRT/JAC/16165

23 August 2017

Miss O Wladon
Stradbroke Parish Council
Mill Hill House
Church Lane
Wickham Skeith
Suffolk IP23 8NA

Dear Miss Wladon

Re: Land in Mill Lane, Stradbroke

I am instructed by Mr Hadingham to respond to your letter of 28 July as we are instructed by him to advance his development site no.7.

You have asked for clarification on 4 things and I answer as per your numbering.

1. Site Submission
I confirm that the boundaries shown are correct.
2. Ownership
Mr Hadingham owns site no.7 in his own right and site 8 is owned by the Hadingham family.
3. Agreement
Mr Hadingham confirms his agreement for the sites to be independently assessed.
4. Development
Site no.7 is for residential use plus some amenity or parking area for the school plus the area to the west is also owned and was offered in the submission to Mid Suffolk District Council on their recent call for sites. Site no.8, again, housing and, again, this was included in the Mid Suffolk allocations.

A guess as to timescale, we would hope that no.7 would be started and completed within 1-5 years and site no.8 in 5-10 years. If there is any further information you require please do not hesitate to contact us as Mr Hadingham's Agents.

Yours sincerely



C R Tanner

*C R Tanner FRICS
R Marsh-Feiley BA (Hons)
Dip Arch RIBA*

*Associates:
R J Foulkes MRICS
Matthew Payne ACIAT
J R Tanner BSc (Hons)*

*Planning Consultant:
Stuart P Reid*

Chris Edwards <[REDACTED]>

Thu 12/10/2017 18:00

To: 'Stradbroke Parish Council' <StradbrokePC@outlook.com>;

1 attachments (3 MB)

16-165-100ba Block Plan.pdf;

I have forwarded this and the other Tanner e-mail to AECOM

From: James Tanner [mailto:[REDACTED]]

Sent: 12 October 2017 17:27

To: Chris Edwards <[REDACTED]>

Subject: RE: Stradbroke - Site 5 & 7

Chris

I take the point entirely but confirm that Mr Hadingham is prepared to work on the basis of a joined up approach with the owner of site 7 if required.

I can see difficulties arising from implementing an access to site 7 from Meadow Way, including the possible need to demolish an existing property coupled with the complexity of negotiating with different landowners.

Attached is a plan which gives an idea of how the access road from site 5 could be extended and I think it is simpler if the existing pond remains unaltered.

It terms of cash flow I think extending the access road in site 5 clearly opens up more of the site to be considered for development (pink area?). The potential for extra units means that the additional cost of providing the extend access could be justified and I would welcome your thoughts as to whether this is something that should be forward as part of the NP consultation exercise.

Regards

James Tanner

Hollins Architects, Surveyors & Planning Consultants

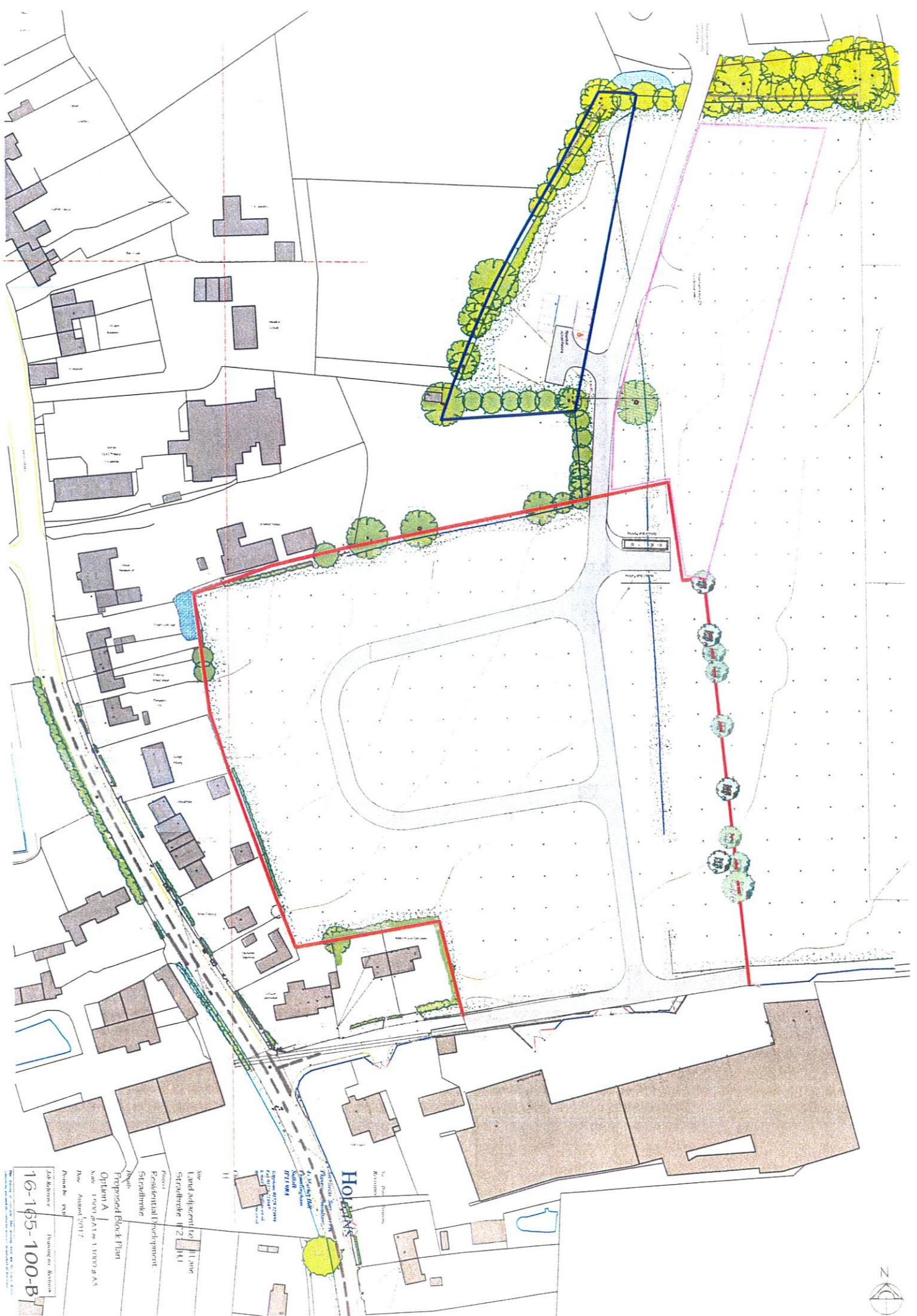
4a Market Hill

Framlingham

Suffolk

IP13 9BA





Site adjacent to (1) site
 Strathbrooke (F2, H1)
 Project
 Residential Development
 Strathbrooke
 Proposed Block Plan
 Option A
 Site area 1,970 sqm ± 1,000 sqm A.S.
 Date: August 2017
 Drawn: S.M.
 Checked: S.M.
 16-165-100-B



Site 10

Stradbroke Neighbourhood Plan Preparation - Reply to Enquiries Letter

Philip Summers <[REDACTED]>

Tue 22/08/2017 12:45

To: stradbrokepc@outlook.com <stradbrokepc@outlook.com>;

1 attachments (737 KB)

Stradbroke Sites Plan_22082017_133445.pdf;



Rivers Court, High Street, Sproughton, Ipswich IP8 3AP

Tel: 01473 461203

www.landbridge.co.uk

Dear Miss Odile Waldon

Stradbroke Neighbourhood Plan – Replies to Enquiries Letter of 28th July 2017 (Messrs A P and R G Lawson, Rattlerow farms Ltd)

My clients Adrian Lawson and Robert Lawson are Directors of Rattlerow Farms Ltd. They have kindly passed to me a copy of your letter of the 28th July in respect of the above.

I attach a site plan upon which I have marked the following information:

Land edged red – land in the ownership of my clients

Land solid shaded blue – land in third party ownership (Messrs Haddingham)

I have been kindly asked to provide you with the information as requested in your letter (as per your numbered enquiries):

1. SHLAA site STR(NS)05 identified on Plan 2 comprises sites 11A, 11B in the ownership of my clients and the solid blue shaded land in third party ownership (the latter also identified as Site 8).
(Note: development of sites 11A and 11B is not reliant upon access across site 8 as alternative access can be obtained.)
2. My clients have 100% ownership of sites 10 and 11 as marked on Plan 4 (together also shown cross hatched pink, dark blue, green and yellow on the attached plan).
3. My clients agree to their land ownership being independently assessed as part of the Neighbourhood Plan process and that part site 11 (comprising development areas 11A and 11B as identified on the attached plan) is deliverable for development. My clients are willing and able to work with third party land owners in order to secure delivery of development. My clients are actively seeking to promote part site 11 (comprising identified area 11A) for early delivery of development with site 11B being available for future development in response to need for further growth.
4. My clients are seeking the following allocations within the Neighbourhood Plan:
 - a. Allocation of area 11A as a first phase of residential development to comprise affordable housing, low cost housing and open market housing in the delivery period 1-5 years
 - b. Allocation of area 11B as a subsequent phase of residential development to comprise affordable housing, low cost housing and open market housing in the delivery period 5-10 years or such later timescale in response to local need for growth.
 - c. Allocation of part site 11 as shown cross hatched green for public open space and new amenity lake, to be delivered with development of site 11A
 - d. Legal Agreement (by way of S.106 agreement) to secure the creation of new routes of public access to link sites 11A and 11B to the Allotments, the wider network of public footpaths and improve connectivity within the village. Site 10 will otherwise remain in agricultural production.

My clients are in contact with AW with a view to securing landscape improvements to the land around the existing pumping station site. A wider scheme of landscape improvements may be considered in response to local requests.

Additional Site Specific Information – Early delivery of development on Site 11A may be achieved through collaboration with MSDC, taking access via MSDC land fronting Westhall. A collaboration scheme of this sort will secure for MSDC a direct interest in the development value released with the ability to also influence the provision of housing provision within the development site (to meet any identified local need).

I would be pleased to provide any further information that you may require and / or meet with the new Neighbourhood Plan representatives in order to answer any additional questions.

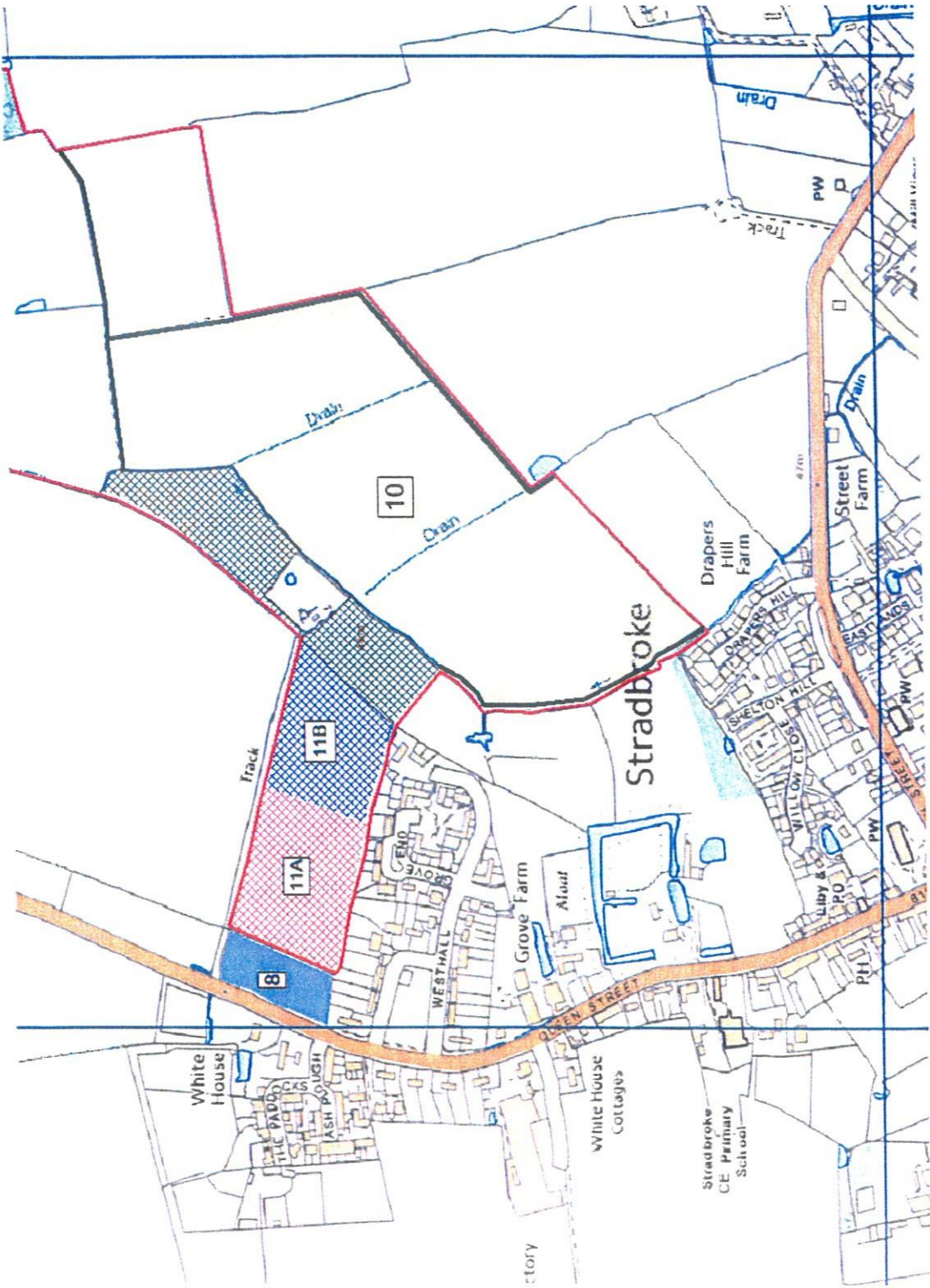
Please may I kindly ask you to acknowledge safe receipt of this submission.

Yours sincerely

Philip Summers

Philip Summers MRICS FAAV





Site 11

Stradbroke Neighbourhood Plan - Site Assessment

Philip Summers <[REDACTED]>

Thu 21/09/2017 08:34

To: stradbrokepc@outlook.com <stradbrokepc@outlook.com>;



Rivers Court, High Street, Sproughton, Ipswich IP8 3AP

Tel: 01473 461203

www.landbridge.co.uk

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Kind regards

Philip

Philip Summers MRICS FAAV



Philip Summers <[REDACTED]>

Tue 22/08/2017 12:45

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1 attachments (737 KB)

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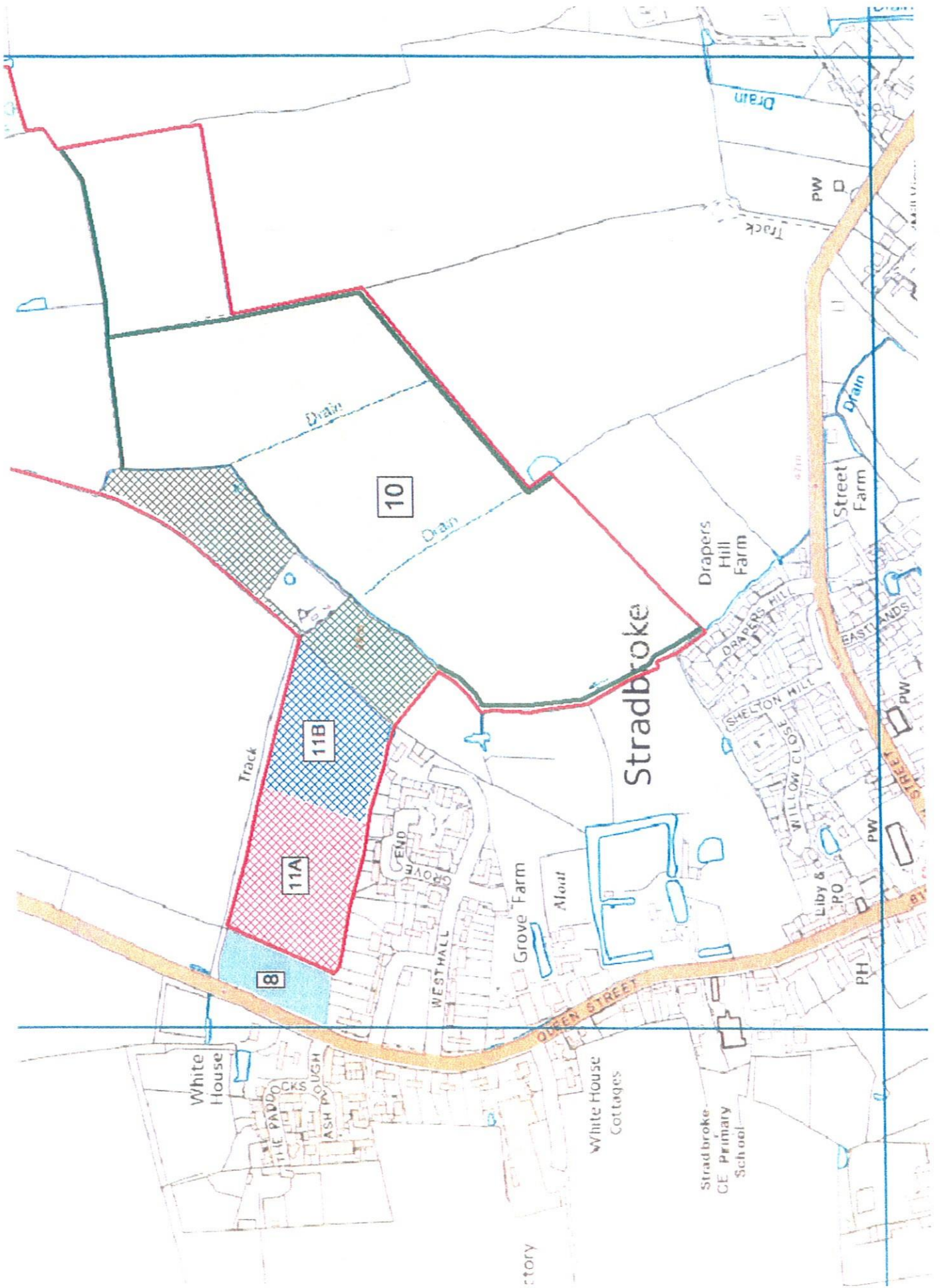
Please may I kindly ask you to acknowledge safe receipt of this submission.

Yours sincerely

Philip Summers

Philip Summers MRICS FAAV





Stradbroke Neighbourhood Plan Process

Philip Summers <[REDACTED]>

Thu 03/08/2017 11:57

To: stradbrokepc@outlook.com <stradbrokepc@outlook.com>;

1 attachments (1 MB)

STRADBROKE COUNCIL .pdf



Rivers Court, High Street, Sproughton, Ipswich IP8 3AP

Tel: 01473 461203

www.landbridge.co.uk

Dear Clerk to the Council

Stradbroke Parish Council – Neighbourhood Plan

Thank you for your letter of 28th July addressed to Adrian Lawson in respect of the above. Landbridge are retained as agents for Messrs Lawson and have kindly been asked to respond in detail to your letter.

I believe that we already hold much of the information that you require and will respond in detail to your letter during the week commencing 14th August 2017.

I trust this accords with your own timescales.

I am away from the office from tonight for one week.

Yours sincerely

Philip Summers MRICS FAAV



From: Adrian Lawson [mailto:[REDACTED]]
Sent: 01 August 2017 14:24
To: Philip Summers <Philip@Landbridge.co.uk>
Subject: FW: Stradbroke council

Hi Phil

Please will you reply to this.

Adrian

Regards

Sharron



RATTLE ROW FARMS LTD PIG BREEDING DEVELOPMENT

REDG. OFFICE: HILL HOUSE FARM, STRADBROKE, EYE, SUFFOLK, IP21 5NB, UK

TEL: +44 (0) 1379 384304 FAX: +44 (0) 1379 388272

WEBSITE: www.rattlerow.co.uk

Stradbroke Neighbourhood Plan
Site Submission
Land to the North of Westhall, Stradbroke – Proposed Residential Site Allocation
(For Phased Development)

Site Location and Description

The site extends to some 3.32Ha (8.20 acres) immediately abutting the settlement boundary to the north of Westhall and as identified as Areas A and B on the attached Site Connectivity Plan. The site has been identified within the Strategic Housing Land Availability Assessment under Site Reference STR(NS)05 with the potential to accommodate up to 100 new homes (inclusive of the neighbouring land fronting the B1118 (Queen Street).

In addition, land to the east and north east of the site identified as Area C is included with the proposal to provide public open space/parkland with the creation of a memorial lake and wetland areas, including natural green space to enhance the ecology and provision of natural habitat within the area.

The Parkland and Natural Green Space also provides a links to new footpaths proposed with the scheme) and the existing footpath network beyond.

Development Proposal (House Types, Scale and Phasing)

The Landowners are seeking to promote a “relaxed” scheme of development with the inclusion of wide grass verges, tree planting and accessibility to natural green space, all of which are seen by the Landowners as being important benefits to living within an essentially rural community.

Whilst allocation is sought for the whole site (being both Areas A and B) a programme of sustainable development will be adopted with up to 40 units being proposed within the first phase of development (Area A alone). Future phases may be considered as and when further local need arises. The implementation of a relaxed development plan would give a total site capacity of around 75 units. The intended layout of the first phase would make specific provision for possible future growth to accord with Neighbourhood Plan Policy (up to a maximum identified site capacity – to be established through the Neighbourhood Plan process).

A draft development plan has been prepared (see design drawings PW850-SK02rev A and SK03 attached) which promotes seven different house types including:

- Flats – one bedroom
- Bungalow - two bedroom
- Semi-detached houses - two bedroom
- Terrace houses - two bedroom
- Detached houses – two bedroom
- Detached houses – three bedroom
- Detached houses – four bedroom

Out of an initial scheme of 40 homes, 14 units will be provided as affordable housing, 6 units provided for private rent/shared equity purchase (to be promoted through Landowner funding) and up to 20 open market homes for sale.

The Landowners would seek the promotion of a Local Lettings Policy for the affordable housing whereby priority would be given to families within the parish, followed by adjoining parishes and only then opened-up to applicants from the wider area.

Access and Connectivity

Consulting Engineers have retained to advise upon development access capacity and ensure the proposal meets with current Suffolk County Highways requirements, either from Westhall or direct from Queen Street over third party land. The draft layout plan shows access from Westhall with a later, additional access provision also linking direct to Queen Street (with Plot 8 being reserved should this additional access link be required in order to serve further phases of development).

The site offers a good levels of connectivity with the village providing a pedestrian and cycle route (alongwith provision for emergency access only) onto Grove End together with public access through the proposed new parkland and memorial lake area with (i) a hard surface permissive path giving pedestrian, cycle and disabled access to the allotments and centre of the village (shown as route D on the Site Connectivity Plan) and (ii) a permissive footpath running northwards to link to a new circular walk and the wider footpath network (the new circular path being shown as route E on the Site Connectivity Plan) .

Natural Green Space

The preliminary design plan provides an indicative layout only giving a “flavour” of how the Landowners see the site being developed to incorporate wide grass verges, areas of tree planting within the core of the site and a relaxed site density, providing a feeling of open space within the development.

It is the wish of the landowner to create a parkland and wetland area incorporating a memorial lake, together providing areas for informal recreation, nature and ecology within a tranquil environment. The current intention is to retain the above areas with the same ownership as the adjoining farmland but subject to the grant of permissive public rights or lease/licence to the Parish Council with the obligations for management and maintenance of the green space remaining with the Landowners. The Landowners are also happy to consider alternative structuring for future management.

Future Growth

The draft Strategic Housing Land Availability Assessment (SHLAA) prepared by Mid Suffolk District Council identified the site as being capable of accommodating up to 100 units. The indicative layout plan shows a scheme of 40 houses comprising 20 open market units, 6 houses for private rent/shared equity sale and 14 houses for transfer to a housing association. Consultation with the local community and Mid Suffolk District Council will determine the scale of development required during the forthcoming Plan period.

It is important that both the Neighbourhood Plan and Local Plan make adequate provision for future growth (potentially, beyond the life of the current Plan) and the proposal makes provision for a further phase / phases of development to come forward in response to further need in the future.

The provision of a phased approach will also allow suitable areas for growth to be identified now, with the expectation that a properly 'planned approach' will also help the Community protect against unwanted proposals, upon less appropriate sites, which may otherwise come forward during the life of the remaining life of the Plan.

Neighbourhood Plan Proposal

On behalf of the Landowners, Adrian and Robert Lawson, we proposed:

1. The site extending to 3.32Ha (8.2acres) is allocated within the forthcoming Neighbourhood Plan for development of housing in phases (in response to identified need) to provide a mix of house types including open market housing, housing for private rent or shared equity sale and affordable housing.
2. Prior to first occupation, the Landowners shall create and dedicate parkland and natural green space for public access together with the creation of a memorial lake and permissive paths (as previously described) to improve connectivity and access to an enhanced network of footpaths.

We are pleased to work with Stradbroke Neighbourhood Plan and their appointed consultants in identifying and bringing forward a site specific allocation for the above land area.

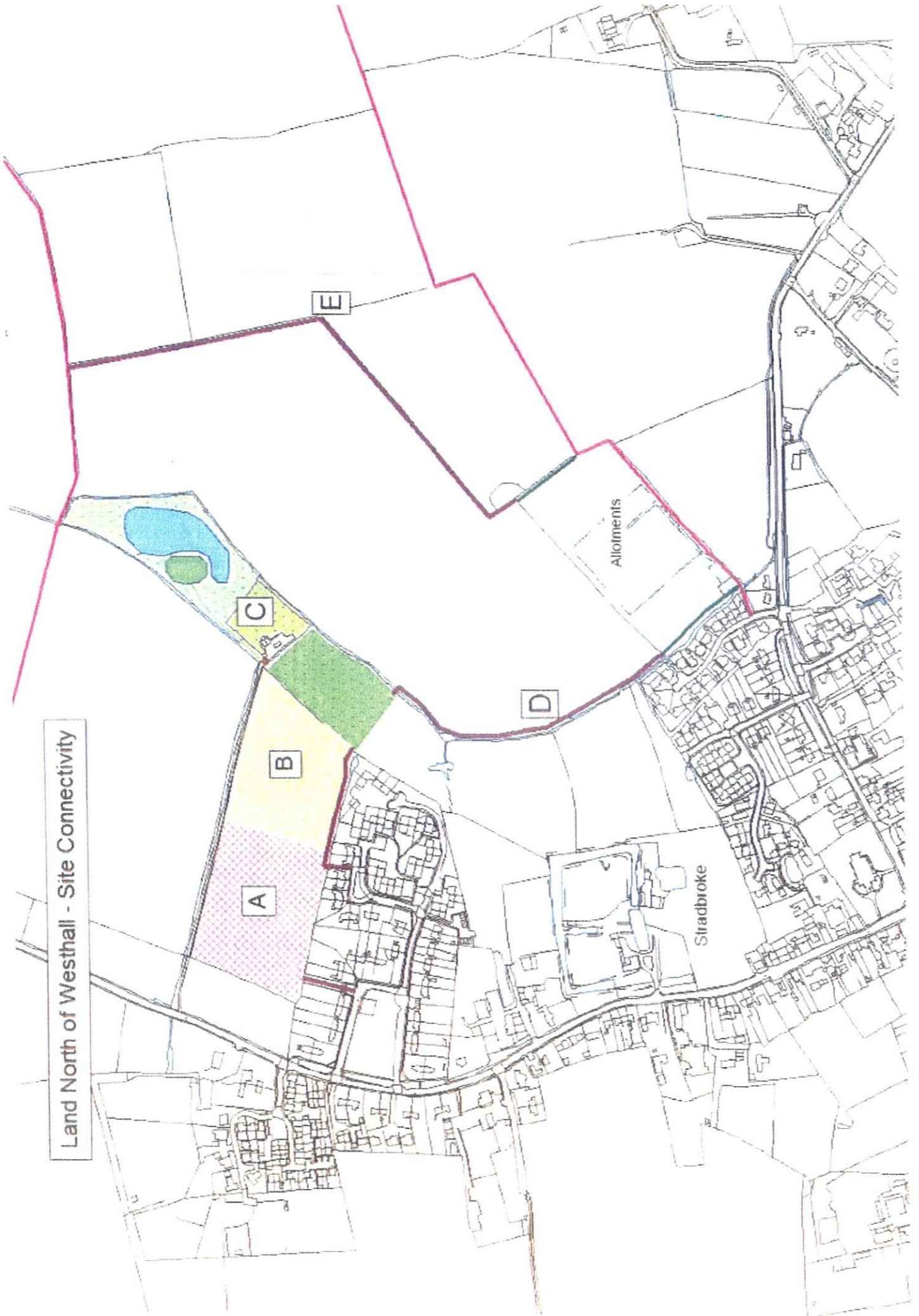
On behalf of the Landowners:



Philip Summers
Summers Wykes-Sneyd
Rivers Court
High Street
Sproughton
Ipswich IP8 3AP

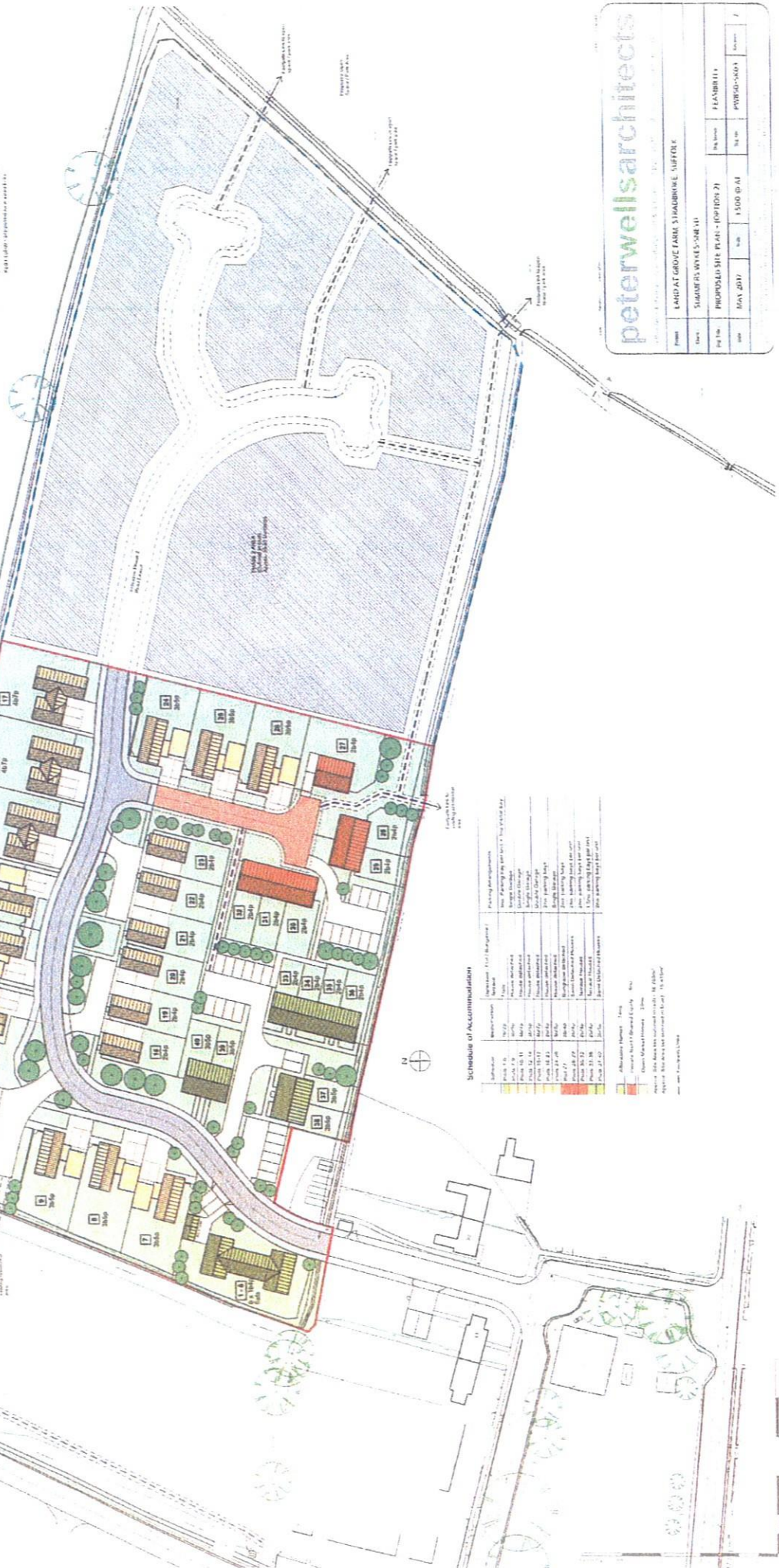


Land North of Westhall - Site Connectivity





Adopted Site Layout Plan Diagram
 This diagram illustrates the proposed site layout, including the location of the proposed development, the existing site boundaries, and the proposed access points. The site is located on the east side of the road, adjacent to the existing site boundaries. The proposed development is shown in yellow, and the existing site boundaries are shown in pink. The proposed access points are shown in blue. The site is bounded by the road to the north and the existing site boundaries to the south and east.



Schedule of Accommodation

Building No.	Building Name	Building Type	Building Area (sqm)	Building Height (m)	Building Orientation	Building Access	Building Features
1	1000	Office	1000	3	North	Direct	Office space, parking, landscaping
2	1000	Office	1000	3	North	Direct	Office space, parking, landscaping
3	1000	Office	1000	3	North	Direct	Office space, parking, landscaping
4	1000	Office	1000	3	North	Direct	Office space, parking, landscaping
5	1000	Office	1000	3	North	Direct	Office space, parking, landscaping
6	1000	Office	1000	3	North	Direct	Office space, parking, landscaping
7	1000	Office	1000	3	North	Direct	Office space, parking, landscaping
8	1000	Office	1000	3	North	Direct	Office space, parking, landscaping
9	1000	Office	1000	3	North	Direct	Office space, parking, landscaping
10	1000	Office	1000	3	North	Direct	Office space, parking, landscaping
11	1000	Office	1000	3	North	Direct	Office space, parking, landscaping
12	1000	Office	1000	3	North	Direct	Office space, parking, landscaping
13	1000	Office	1000	3	North	Direct	Office space, parking, landscaping
14	1000	Office	1000	3	North	Direct	Office space, parking, landscaping
15	1000	Office	1000	3	North	Direct	Office space, parking, landscaping
16	1000	Office	1000	3	North	Direct	Office space, parking, landscaping
17	1000	Office	1000	3	North	Direct	Office space, parking, landscaping
18	1000	Office	1000	3	North	Direct	Office space, parking, landscaping
19	1000	Office	1000	3	North	Direct	Office space, parking, landscaping
20	1000	Office	1000	3	North	Direct	Office space, parking, landscaping
21	1000	Office	1000	3	North	Direct	Office space, parking, landscaping
22	1000	Office	1000	3	North	Direct	Office space, parking, landscaping
23	1000	Office	1000	3	North	Direct	Office space, parking, landscaping
24	1000	Office	1000	3	North	Direct	Office space, parking, landscaping
25	1000	Office	1000	3	North	Direct	Office space, parking, landscaping
26	1000	Office	1000	3	North	Direct	Office space, parking, landscaping
27	1000	Office	1000	3	North	Direct	Office space, parking, landscaping

peterwellsarchitects
 ARCHITECTS & PLANNERS
 1000 GARDEN STREET, SUITE 100, VANCOUVER, BC V6E 2G7
 TEL: 604-681-1111 FAX: 604-681-1112
 WWW.PETERWELLSARCHITECTS.COM

Project	LAND AT GROVE FARM, SHADERSHIRE, SUITELY
Client	SHADERSHIRE VILLAGE DEVELOPMENT
Project No.	PROPOSED SITE PLAN - (PDR 1000 2)
Date	MAY 2017
Scale	1:500 (P/A)
Drawn By	EAASB/111
Checked By	PDR/1000-2



ADRIAN GARD ARCHITECTS OF ENGINEERS
 1000 UNIVERSITY AVENUE, SUITE 100
 UNIVERSITY MICROFILMS INTERNATIONAL
 300 N ZEEB RD
 ANN ARBOR MI 48106
 TEL: 734 769 0000 FAX: 734 769 0001
 WWW: WWW.AGARCHITECTS.COM

peterwellsarchitects

NAME: EMILIO LABRIO FARM NEIGHBORHOOD MASTER PLAN
 NUMBER: NP-2017-0002
 PROJECT: NP-2017-0002
 SHEET: 15 OF 15
 DATE: 08/15/2017



SCHEDULE OF ACCOMMODATIONS

NO.	DESCRIPTION	AREA (SQ. FT.)	AREA (SQ. YD.)	AREA (AC.)
1	RESIDENTIAL	10,000	1,111	0.23
2	COMMERCIAL	5,000	556	0.11
3	PARKING	15,000	1,667	0.36
4	LANDSCAPING	2,000	222	0.05
5	ROADS	10,000	1,111	0.23
6	UTILITIES	1,000	111	0.02
7	OPEN SPACE	50,000	5,556	1.20
8	TOTAL	93,000	10,222	2.20

PREPARED BY: ADRIAN GARD ARCHITECTS OF ENGINEERS
 DATE: 08/15/2017
 SCALE: AS SHOWN

Site 13

Chris Edwards <[redacted]>

Thu 12/10/2017 17:59

To: 'Stradbroke Parish Council' <StradbrokePC@outlook.com>;

📎 2 attachments (786 KB)

1744-SK3 Commercial Site.pdf; 1744-SK2-A Site & Location Plan.pdf;

I have acknowledged the e-mail

From: James Tanner [mailto:jamest@hollins.co.uk]
Sent: 12 October 2017 17:29
To: Chris Edwards <chrisedwards@suffolkonline.net>
Subject: RE: Land at Stradbroke - north of proposed mill extension

Chris

Yes for private use.

I have attached an amended plan showing the area that could be available for commercial use - Is this sufficient for the purpose of consultation?

James

From: Chris Edwards [mailto:[redacted]]
Sent: 10 October 2017 11:35
To: James Tanner <[redacted]>
Subject: RE: Land at Stradbroke - north of proposed mill extension

Dear James,

Further to our correspondence on this issue may I ask that you confirm if it is the case that any weighbridge on site would be for private use?

Chris

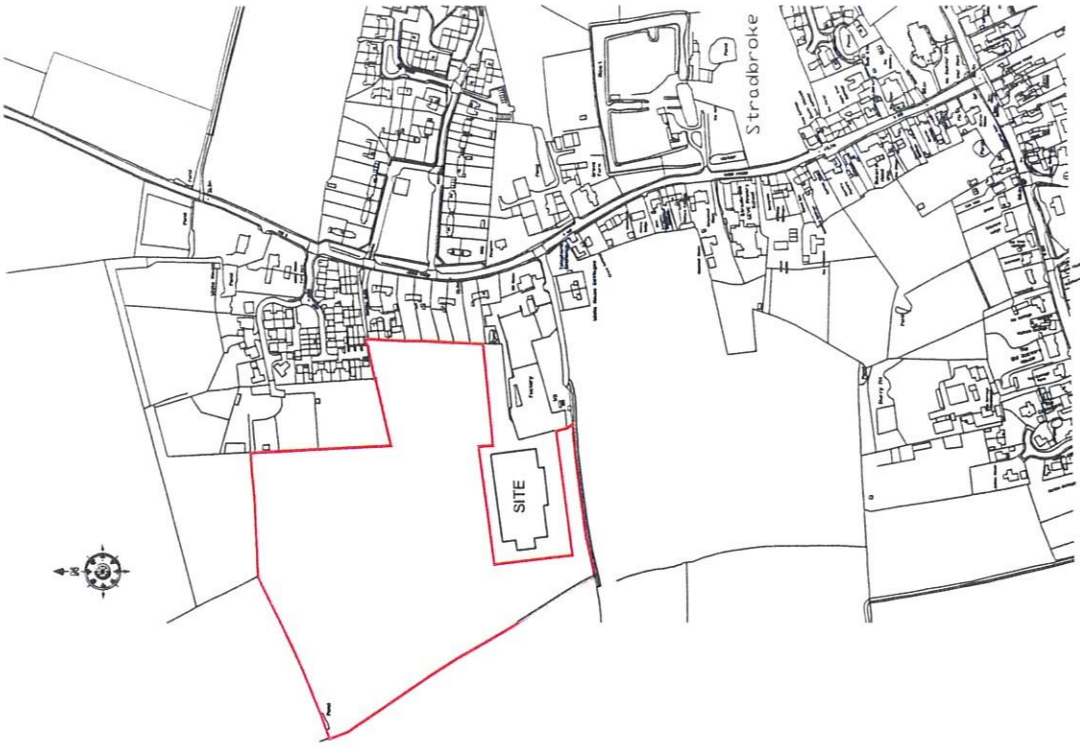
From: James Tanner [mailto:[redacted]]
Sent: 06 October 2017 16:01
To: Chris Edwards <[redacted]>
Subject: Land at Stradbroke - north of proposed mill extension

Dear Chris

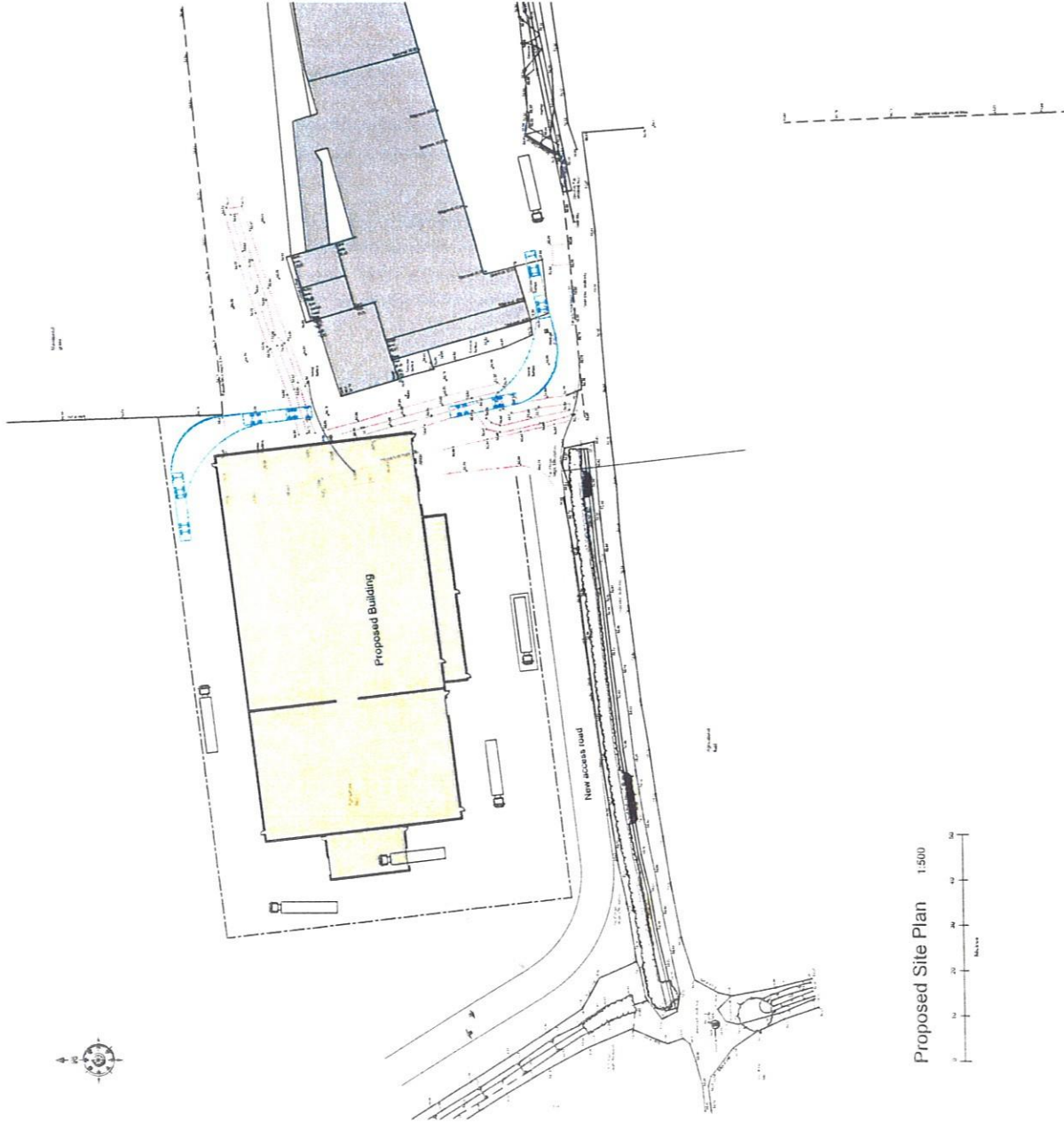
We have now been instructed by Mr Skinner to confirm that he would very much like the land adjacent to the mill to be included for commercial use, in the Neighbourhood Plan site allocation process.

The site could be serviced by creating a separate access road along the southern perimeter running westwards then turning north along the western boundary into the remainder of the field.

I will prepare a small plan and let you have this shortly.

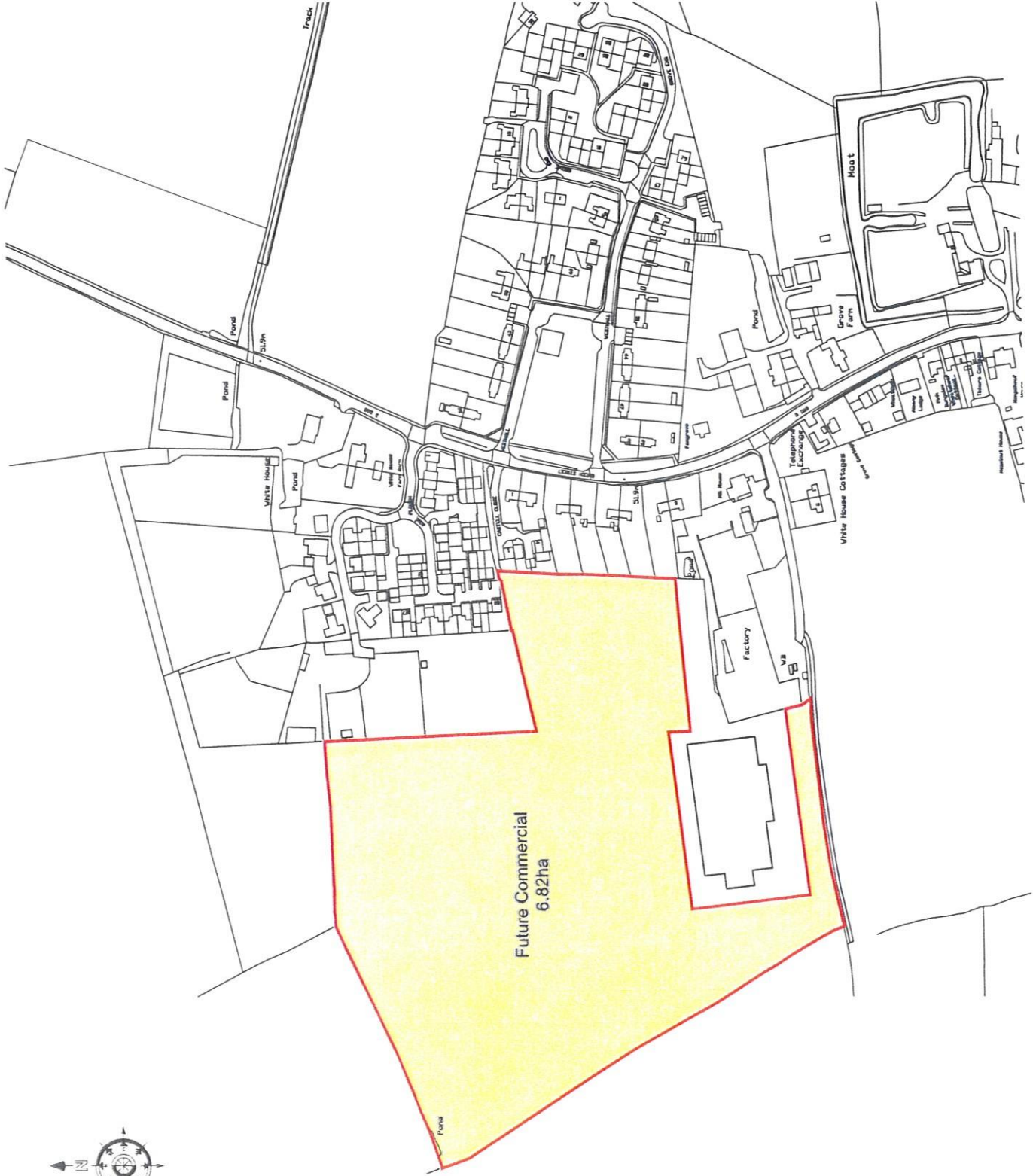
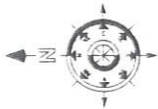


Location Plan 1:2500



Proposed Site Plan 1:500

PROJECT EXTENSION TO MILL ROGER SKINNER LTD	SITE STRADBROKE PROPOSED SITE & LOCATION PLAN	HOLLINS Planning & Building 1744 SKZ A 1500 12500 @ A1 JULY 2017 PJT	
		REVISIONS No. 1 Date 13/06/17 Description Re-writing of building	PROJECT NO. 1744 SKZ A



No. Date Revisions
Revisions

HOLLINS
Architects, Surveyors &
Planning Consultants

44 Market Hill
Framlingham
Suffolk
IP13 9BA

Telephone 01728 723959
Fax 01728 723947
E-mail all@hollins.co.uk
Website www.hollins.co.uk

Client
ROGER SKINNER LTD

Site
STRADBROKE

Project
EXTENSION TO MILL

Details
FUTURE COMMERCIAL SITE

Scale
1:2500 @ A3

Date
OCTOBER 2017

Drawn by
PJT

Drawing number

1744 SK3

Neighbourhood Planning and Business Growth in Stradbroke

Roger Skinner <[REDACTED]>

Mon 16/10/2017 19:50

To Stradbroke Parish Council <stradbrokepc@outlook.com>;

Cc:Chris Edwards <chrisedwards@suffolkonline.net>;

ROGER SKINNER LIMITED

FOR THE ATTENTION OF STRADBROKE PARISH COUNCIL.

We believe the Council is aware that our company purchased approximately 20 acres of land from the Hadingham family about two years ago. The land in question is adjacent to our Stradbroke Mill and some has already been used to facilitate the expansion of the business.

With sales of our dog foods continuing to increase, we estimate that another extrusion line will be required to meet the demand within the next 18 - 24 months and with this in mind we have drawn up some proposals for a new mill building to house this plant. What we are proposing is a 'state-of-the-art' facility which would be considerably quieter and more efficient than our current plant. The proposed building would also provide additional storage for finished products and this would allow us to once again take control of our logistics, which have been outsourced for a number of years. We would also need a weighbridge to check all raw material deliveries, which would be solely for our own use and not be available to the public. This proposed expansion of our business would create a considerable number of new jobs.

The above development would only require about 25% of the available land, so it is our intention to promote the remaining land for light commercial use. Following some initial enquiries we believe there is a demand from start-up and established businesses for small and medium sized units, which would bring much needed employment to the village. We would expect this type of development to be heavily screened from existing residential property.

We would be interested to hear any thoughts that Stradbroke Parish Council and local residents may have about our proposals.

Roger Skinner

Chairman of Roger Skinner Limited.