

Masterplan consultation

What do you think about our plans to build homes and facilities west of Mildenhall?



Changed

Contents

Page



Introduction

3



Where is it?

5



Building new homes

6



The new masterplan

9



Good for the environment

13



Telling us what you think

16

Introduction



Suffolk County Council is planning to build new buildings and facilities on land to the west of Mildenhall.



The new buildings would include houses, parks, a new school, a new local centre and an area for jobs.



Part of this plan includes some new community facilities at the Mildenhall Hub, which has already been built and opened.



We first asked people about the plan in early 2021.



Since then we changed the plan to take account of what people said.



We now want to know what you think about this changed masterplan, so we can finish it.



This information explains the new masterplan and how you can tell us your views.



We need your views by Monday, 10 January 2022.

Where is it?



We are planning to build the new homes and community buildings on about 90 hectares of land a short walk to the west of Mildenhall centre.



The site is on both sides of West Row Road just outside Mildenhall.



We would be building on land that has recently been used for farming.



The masterplan also includes an area where new jobs will be created.



The masterplan will look at how the new buildings will work alongside the existing shops, services, schools and leisure facilities.



There is a bus station with good local bus services.

Building new homes



We want to build about 1,300 new homes on the site.



There would be lots of green spaces, footpaths, parks, playing fields, dog walking areas and cycle lanes.



As well as the new homes, we want to include:

- some space for businesses to create jobs
- a primary school and nursery
- some open space and allotments
- a local centre with some public services.



We would keep all the trees, hedges and woodlands in the area.



We would create new green spaces, including:

- new sports pitches
- new children's play areas
- new footpaths, cycle ways and dog walking areas.



These spaces will be connected to the centre of Mildenhall through walking and cycling routes.



There will also be a large green space of at least 10 hectares.



This would be an accessible area where people can walk and take part in sports.

The new masterplan



The new masterplan takes account of what people said about the previous plan.



The masterplan will show where we will put the houses, schools, shops and businesses.



It will show how people will link to important places in Mildenhall, like:

- bus stops
- post office
- doctors





- schools



- shops



- public footpaths



- green spaces



- playgrounds and sports places.



The masterplan will also take into account:

- where we should put the water pipes and sewers



- where we should put the electricity cables and pylons



- how we are going to look after historic buildings



- how we are going to look after land that needs to be kept safe for nature and wildlife



- how we are going to keep important views across the town and countryside



- the noise from the airbase.



After you have told us what you think, we will finish the masterplan and we apply for permission to go ahead with the plans.

Good for the environment



We want to make sure these new homes and community facilities are good for the environment.



Suffolk County Council is doing what it can to prevent **climate change**.

Climate change is big changes in the weather. For example, storms getting worse than they used to be. Or having less rain in some places.



To help prevent climate change, all new houses and flats on Council land will be good for the environment.



This means they will:

- have good **insulation**

Insulation is the extra material builders use to keep a home warm.



- be heated by **heat pumps** instead of gas boilers

Heat pumps take heat out of the air or the ground to heat your home. They don't cause any pollution.



- use **solar panels** to make electricity

Solar panels convert the sun's rays into electricity.



- use water in a way that is not wasteful.



We are planning the homes to encourage people to walk and cycle rather than always going by car.

Telling us what you think



You can tell us what you think by:

- answering the questions in our online questionnaire:
www.westofmildenhall.co.uk
- email:
feedback@westofmildenhall.co.uk
- phone: 0800 464 7596
- post:
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After we have received everyone's comments, we will make them available for people to see, along with our answers.