

Title: DC Committee Constraints

Reference: 4005/14

Site:



MID SUFFOLK DISTRICT COUNCIL
 131, High Street, Needham Market, IP6 8DL
 Telephone : 01449 724500
 email: customerservice@csduk.com
 www.midsuffolk.gov.uk



SCALE 1:2000

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Date Printed : 20/08/2015

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DO NOT SCALE FROM DRAWING

This bar measures 100mm when drawing is printed at correct scale.



16

- G 06.07.16 SITE LAYOUT AMENDED TO PLANNING REQUIREMENTS RE PARKING TO HOUSES AND LOCATION OF HOUSING JR
- F 05.07.16 SITE LAYOUT AMENDED TO PLANNING REQUIREMENTS NUMBER OF PARKING SPACES REDUCED LANDSCAPING INCREASED JR
- E 30.06.16 SITE LAYOUT AMENDED TO RETAIN HISTORIC OUCH NUMBER OF HOUSES REDUCED LANDSCAPING REVISED TO SUIT JR
- D 12.06.16 SITE LAYOUT AMENDED TO INCORPORATE OPEN SPACE JR
- C 10.06.16 SITE LAYOUT AMENDED TO INCORPORATE HISTORIC OUCH JR
- B 04.06.16 AFFORDABLE HOUSING LAYOUT RECONSIDERED: PARKS INDICATED: REPS RADIALS AMENDED TO 16.07.16 VISITOR PARKING ACCESS PARKING BAYS REARRANGED JR
- A 22.02.14 DRAWING REDRAWN TO NEW SITE LAYOUT JR BS

INFORMATION / COMMENT

Client/Project:
WEBSTER, KEELING & HILLEN
PROPOSED DEVELOPMENT
GROVE FARM, STRADBROKE

Drawing Title:
CONCEPT MASTER PLAN DIAGRAM

REDRAWN

Drawn	Checked	Rev.	Date
JR	JR	A1	1:300
300384			10-03

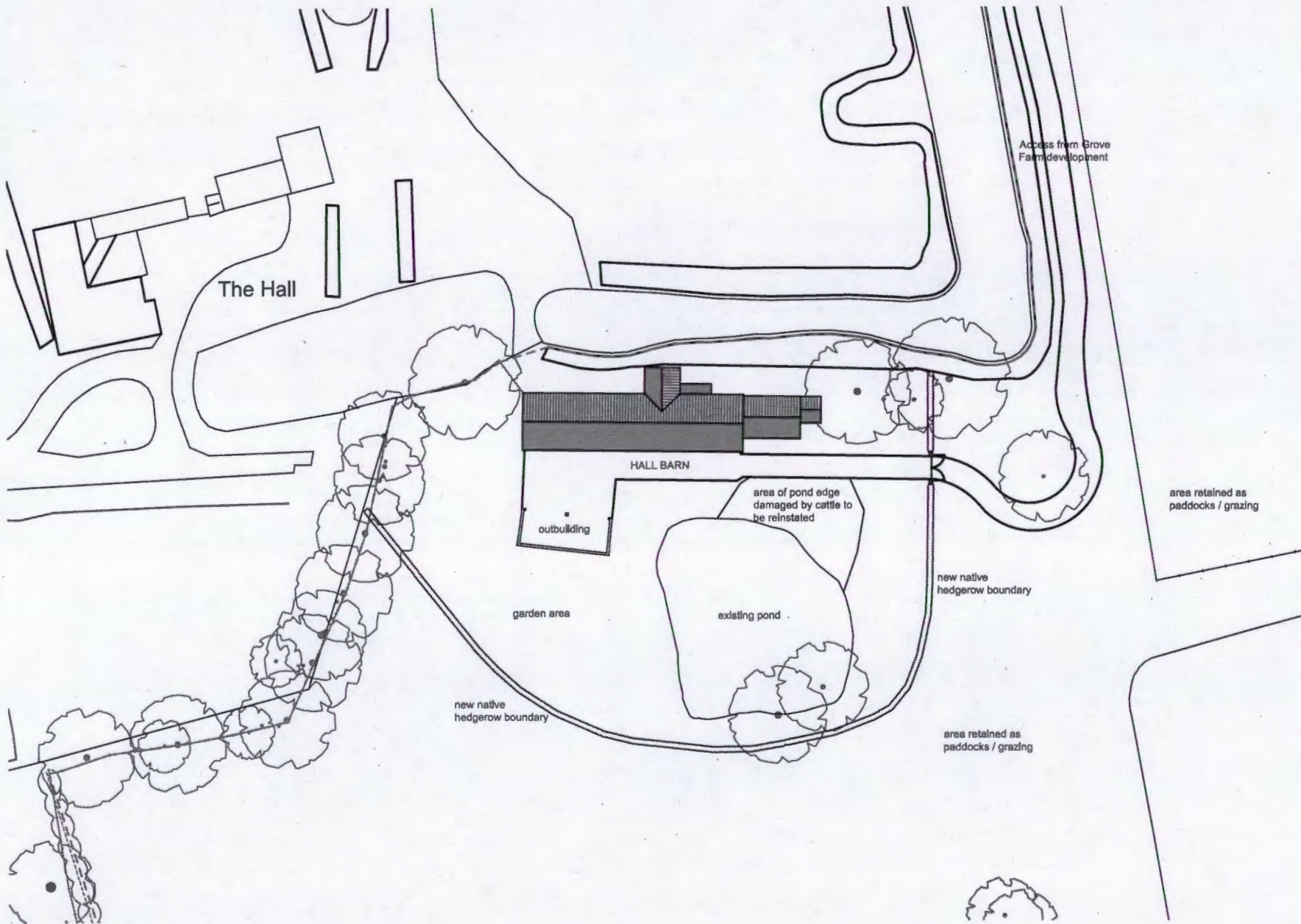
BUILT ENVIRONMENT
 Pump House
 2b Market Hill
 Diss, Norfolk
 IP22 4JZ
 01379 646603
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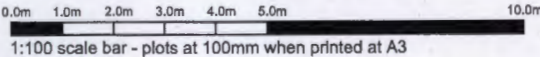
0.0m 5.0m 10.0m 15.0m 20.0m 25.0m
 scale bar - plots at 100mm when printed at A1

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PROPOSED SITE PLAN - HALL BARN STRADBROKE
 Scale 1:500



17

0	18.07.15	Garden boundary extended to bridge point
A	14.02.16	landscaping revised
Revised for:		
PLANNING		

Client/Project:
WEBSTER, KEELING & HILLEN
GROVE FARM, STRADBROKE
HALL BARN RESIDENTIAL CONVERSION

Drawing Title:
PROPOSED SITE PLAN

Drawn:	Checked:	Rev:	Scale:	Date:
DR	JP	AS	1:500	NOV 2014
Project No:	Drawing No:	Revision:		
300631	30-00	B		

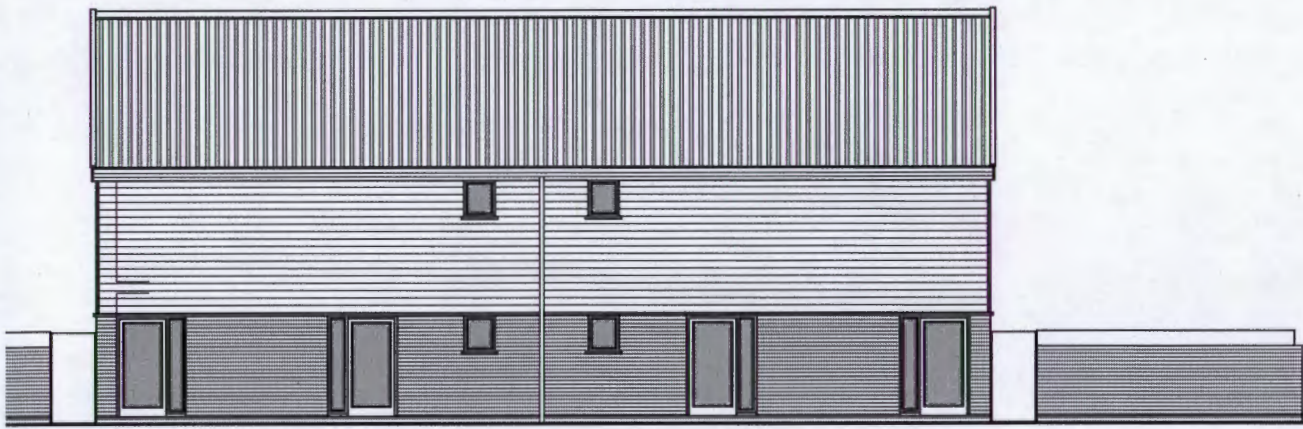
BUILDING CONSULTANCY
 Pump Hill House
 20 Market Hill
 Dids, Herts
 SG2 4JE

01579 644603
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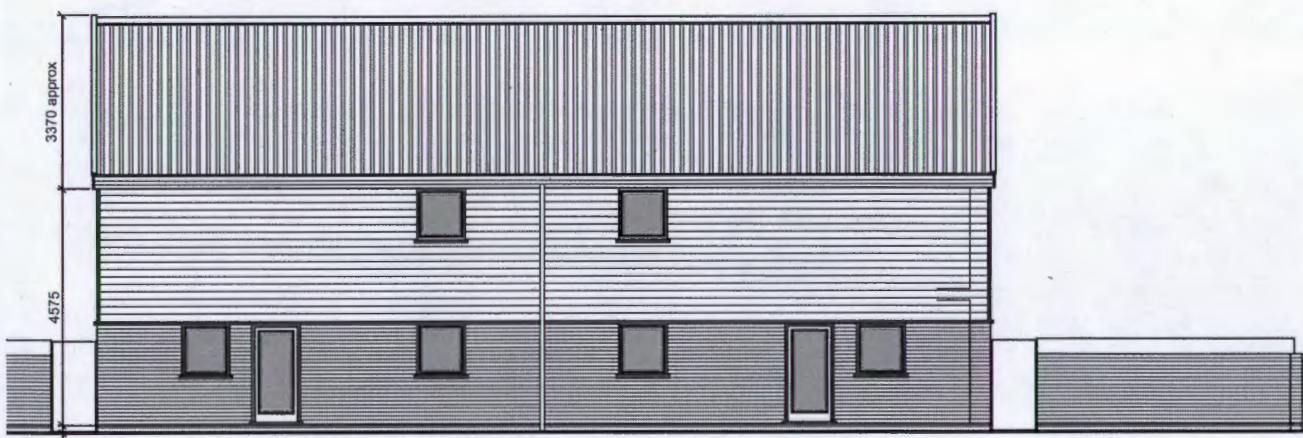
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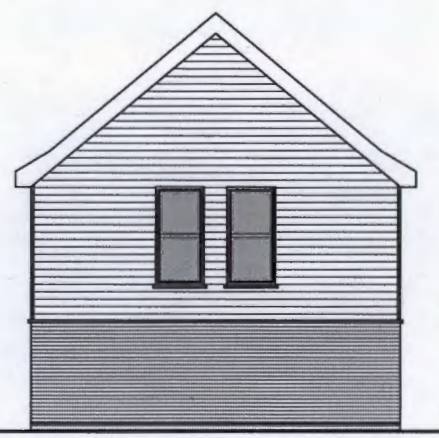
FRONT ELEVATION
 Scale 1:100



SIDE ELEVATION
 Scale 1:100

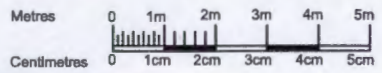


REAR ELEVATION
 Scale 1:100



SIDE ELEVATION
 Scale 1:100

1 BEDROOM FLAT
 GIA = 51M2



1:100

18

A 20.08.15 Information added/revised for planners JF DR
 Issued for: _____

COMMENT

Client/Project:
WEBSTER, KEELING & HILLEN
GROVE FARM
RESIDENTIAL DEVELOPMENT

Drawing Title:
HOUSE TYPE A 8
PLOTS 30A-33A & PLOTS 45L-48L
PROPOSED ELEVATIONS

Drawn	Checked	Iss.	Scale	Date
JF	DR	AS	1:100	OCT 2014
300384		300384-20-21		A

BUILT ENVIRONMENT
 Furno Hill House
 2b Market Hill
 Diss, Norfolk
 IP22 4JZ
 01377 646603
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NOTE

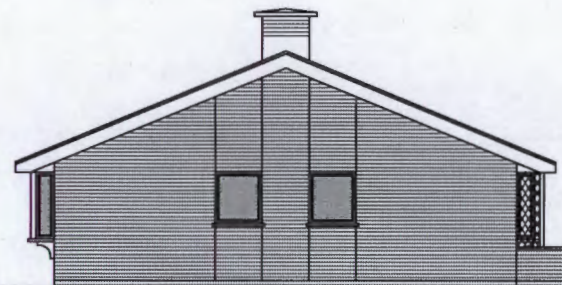
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DO NOT SCALE FROM DRAWING

This bar measures 60mm when drawing is printed at correct scale.



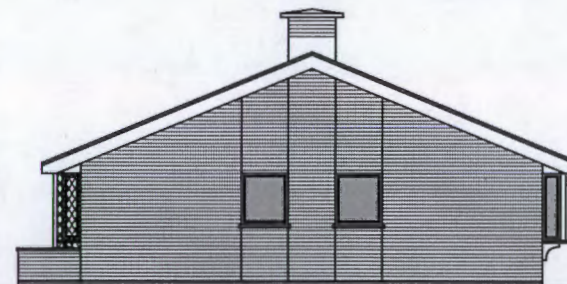
REAR ELEVATION
Scale 1:100



SIDE ELEVATION
Scale 1:100

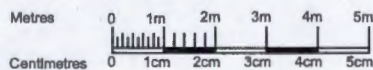


FRONT ELEVATION
Scale 1:100



SIDE ELEVATION
Scale 1:100

2 BEDROOM BUNGALOW
GIA = 61M²



1:100

19

A 03.02.15 Information added/revised for planroom JF DR
 Issued by: _____
 Checked by: _____

COMMENT

Client/Project:
WEBSTER, KEELING & HILLEN
GROVE FARM
RESIDENTIAL DEVELOPMENT

Drawing Title:
HOUSE TYPE A 9
PLOTS 28A-28A & 43L-44L
PROPOSED ELEVATIONS

Drawn	Checked	Scale	Date
JF	DR	A3	1:100
300304			OCT 2014

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 Pump Hill House
 2b Market Hill
 Dibs, Norfolk
 IP22 4JE

01379 846403
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NOTE

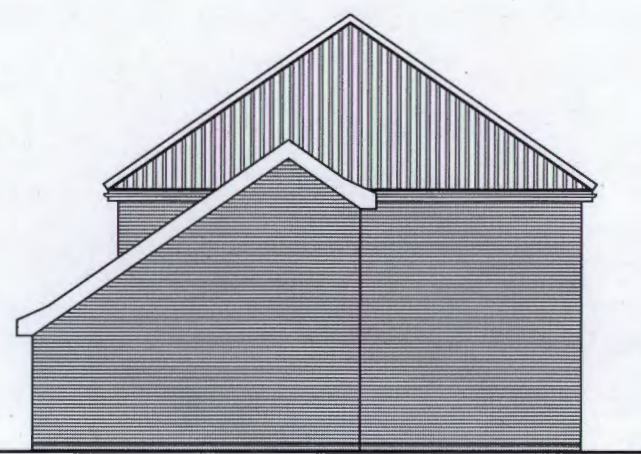
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FRONT ELEVATION
Scale 1:100



SIDE ELEVATION
Scale 1:100

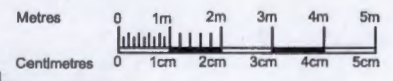


REAR ELEVATION
Scale 1:100



SIDE ELEVATION
Scale 1:100

2 BEDROOM FLAT
GIA = 66M2



1:100

20

A 05.08.15 Information addressed/checked for planning JF DR
Rev Date
Issued by

COMMENT

Client/Project:
 WEBSTER, KEELING & HILLEN
 GROVE FARM
 RESIDENTIAL DEVELOPMENT

Drawing Title:
 HOUSE TYPE A 10
 PLOTS 26A-27A & 41L-42L
 PROPOSED ELEVATIONS

Drawn	Checked	Scale	Date	Dim.
JF	DR	A3	1:100	OCT 2014
300384			300384-20-25	A

BUILT ENVIRONMENT

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 IP22 4X

01379 64603
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NOTE

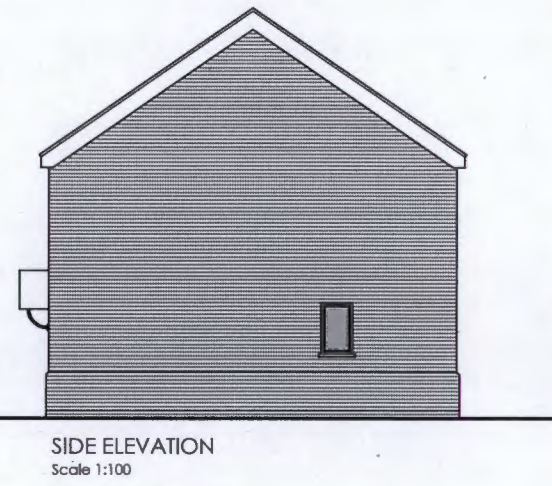
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DO NOT SCALE FROM DRAWING

This has maximum 80mm when drawing is printed at correct scale.



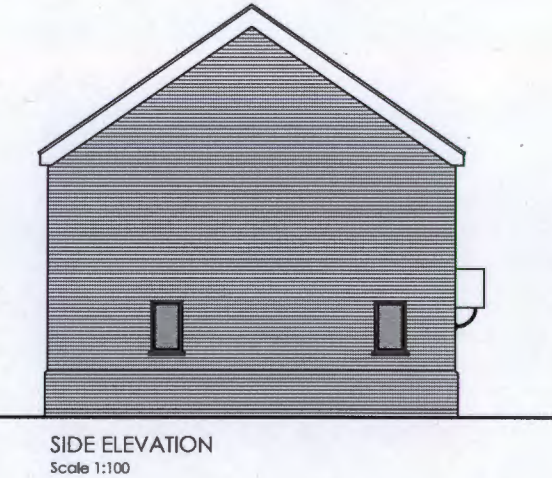
FRONT ELEVATION
Scale 1:100



SIDE ELEVATION
Scale 1:100

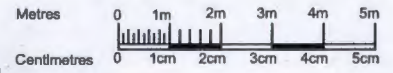


REAR ELEVATION
Scale 1:100



SIDE ELEVATION
Scale 1:100

2 BEDROOM TERRACE
GIA = 76M2



1:100

21

A 00.00.10 Information added/revised for planners JF DR

COMMENT

Client/Project:
WEBSTER, KEELING & HILLEN
GROVE FARM
RESIDENTIAL DEVELOPMENT

Drawing Title:
HOUSE TYPE A 11
PLOTS 37A-38A
PROPOSED ELEVATIONS

Drawn	Checked	Rev.	Date	Date
JF	DR	A3	1:100	OCT 2014
Project No.	Drawing No.	Revision		
300384	300384-20-27	A		

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This bar measures 150mm when drawing is printed at correct scale.



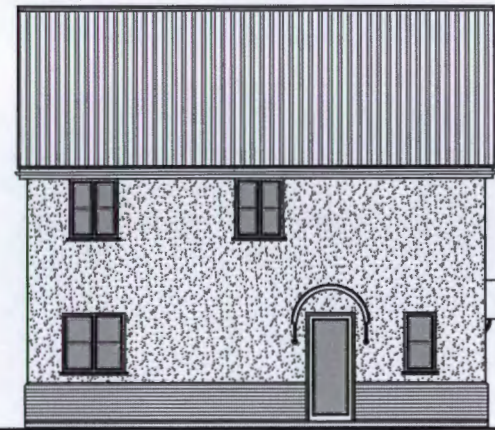
FRONT ELEVATION
Scale 1:100



SIDE ELEVATION
Scale 1:100

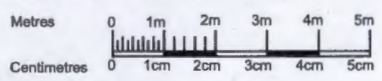


REAR ELEVATION
Scale 1:100



SIDE ELEVATION
Scale 1:100

2 & 3 BEDROOM SEMI
2 BED GIA = 76M2 (TYPE 11)
3 BED GIA = 86M2 (TYPE 12)



1:100

22

A 23.02.15 Information submitted/revised for planners				JF	DR
Prep.	Rev.	Issue	Drawn	Checked	
Issued for:					

COMMENT

Client/Program
WEBSTER, KEELING & HILLEN
GROVE FARM
RESIDENTIAL DEVELOPMENT

Drawing Title:
HOUSE TYPE A 11 & 12
PLOTS 40A & 49L
PROPOSED ELEVATIONS

Drawn	Checked	Rev.	Scale	Date
JF	DR	AS	1:100	OCT 2014
Project No. 300384		Drawing No. 300384-20-20		Revision A

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FRONT ELEVATION
Scale 1:100



SIDE ELEVATION
Scale 1:100

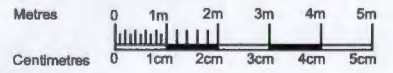


REAR ELEVATION
Scale 1:100



SIDE ELEVATION
Scale 1:100

2 & 3 BEDROOM TERRACE
2 BED GIA = 76M2
3 BED GIA = 86M2



1:100

23

A 20.02.15 Information approved/checked for planners JF DR

Revised for: Date: Checked:

COMMENT

Client/Project
WEBSTER, KEELING & HILLEN
GROVE FARM
RESIDENTIAL DEVELOPMENT

Drawing Title
HOUSE TYPE A 11 & 12
PLOTS 34A-36A
PROPOSED ELEVATIONS

Drawn	Checked	Rev.	Scale	Date
JF	DR	A3	1:100	OCT 2014
Project No.	Drawing No.	Revision		
300384	300384-20-31	A		

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Diss, Norfolk
IP22 4JL

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NOTE

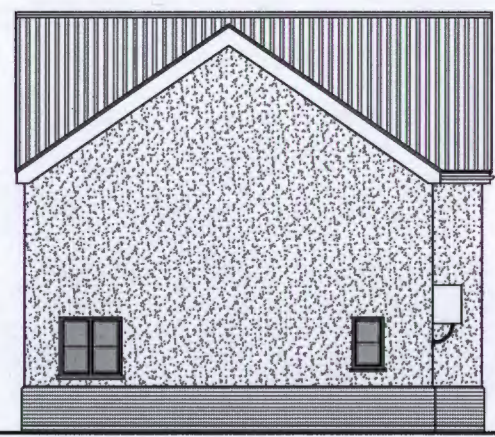
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FRONT ELEVATION
Scale 1:100



SIDE ELEVATION
Scale 1:100

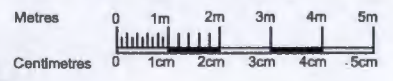


REAR ELEVATION
Scale 1:100



SIDE ELEVATION
Scale 1:100

2 & 3 BEDROOM TERRACE
2 BED GIA = 76M2 (TYPE 11)
3 BED GIA = 86M2 (TYPE 12)



1:100

24

A 00.00.10 Information added/revised for planners JF DR
Rev. Date
Issued By

PLANNING

Client/Project
**WEBSTER, KEELING & HILLEN
 GROVE FARM
 RESIDENTIAL DEVELOPMENT**

Drawing Title
**HOUSE TYPE A 11 & 12
 PLOTS 50L-52L
 PROPOSED ELEVATIONS**

Drawn	Checked	Rev.	Scale	Date
JF	DR	A3	1:100	DCT 2014
Project No.	Drawing No.	Revision		
300384	300384-20-33	A		

BUILT ENVIRONMENT

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 IP22 4JZ

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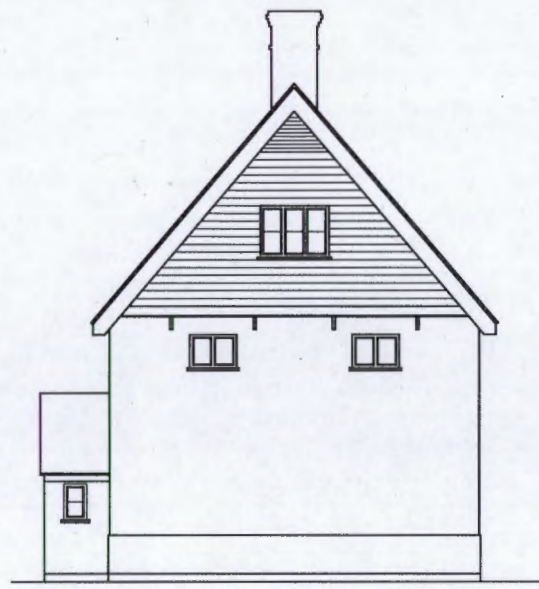


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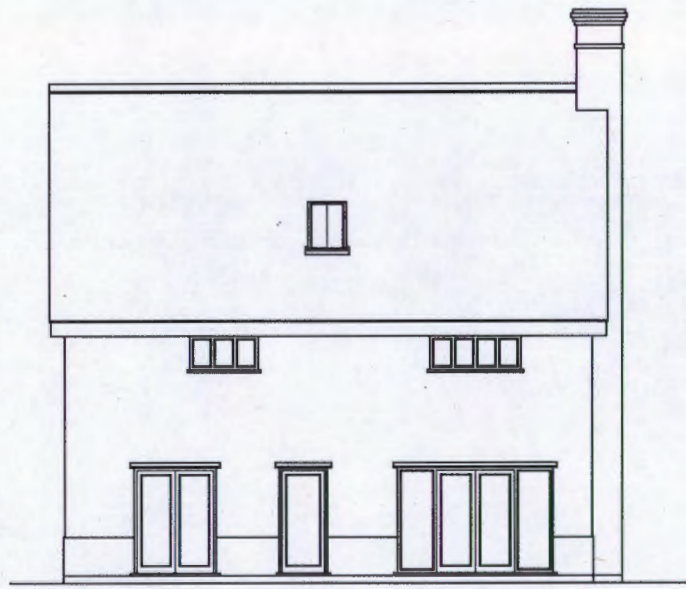
This has measured floors when drawing is printed or correct scale.



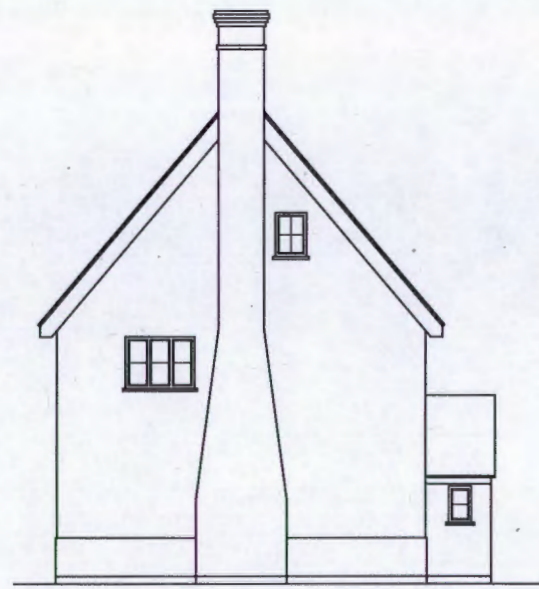
FRONT ELEVATION
 Scale 1:100



SIDE ELEVATION
 Scale 1:100



REAR ELEVATION
 Scale 1:100



SIDE ELEVATION
 Scale 1:100

25

A 20.02.15 Information added/revised for plans only MW JP

Drawn by: MW
 Checked by: JP
 Date: 08.10.2014

COMMENT
 Client/Project:
 WEBSTER, KEELING & HILLEN
 GROVE FARM
 RESIDENTIAL DEVELOPMENT
 Drawing Title:
 HOUSE TYPE M 1
 PROPOSED ELEVATIONS

Drawn	Checked	Site	Scale	Date
MW	JP	A3	1:100	08.10.2014
Project No.	Drawing No.	Revision		
300384	30 - 51	A		

BUILT ENVIRONMENT
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 2b Market Hill
 Dts. Norfolk
 IP22 4JZ
 01379 646403
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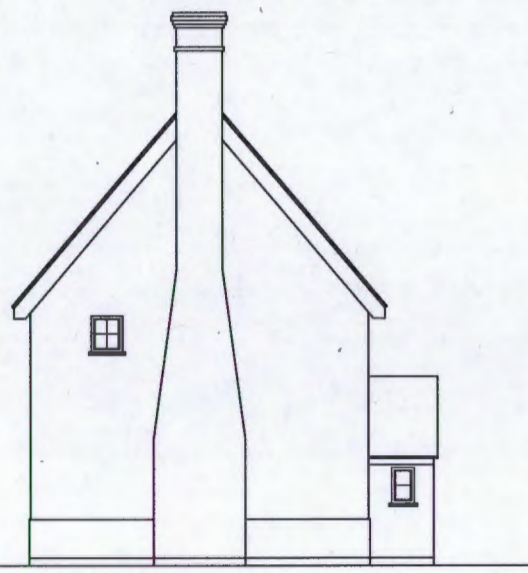
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26



FRONT ELEVATION
 Scale 1:100



SIDE ELEVATION
 Scale 1:100



REAR ELEVATION
 Scale 1:100



SIDE ELEVATION
 Scale 1:100

A 20.02.15 Information addressed/revised for plans MW JF
 MW JF
 Drawn by: _____
 Checked by: _____
 Date: _____

COMMENT
 Client/Project:
 WEBSTER, KEELING & HILLEN
 GROVE FARM
 RESIDENTIAL DEVELOPMENT
 Drawing Title:
 HOUSE TYPE M 2
 PROPOSED ELEVATIONS

Drawn	Checked	Rev.	Date	Date
MW	JF	A3	1:100	05.10.2014
Project No.	300394	Drawing No.	30 - 53	Revision
				A

BUILT ENVIRONMENT
 Pump Hill House
 22 Market Hill
 Diss, Norfolk
 IP22 4JZ
 01379 644603
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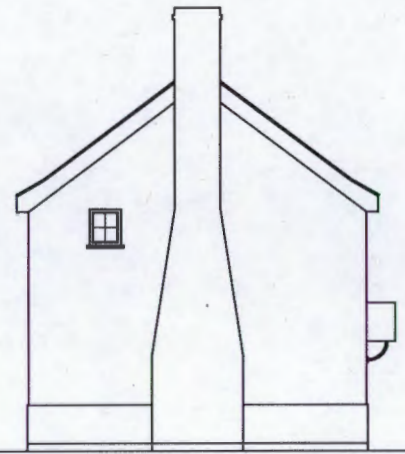


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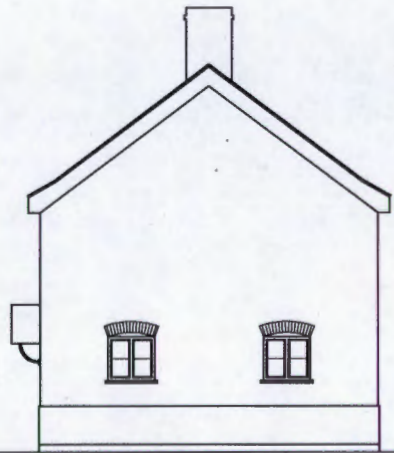
FRONT ELEVATION
 Scale 1:100



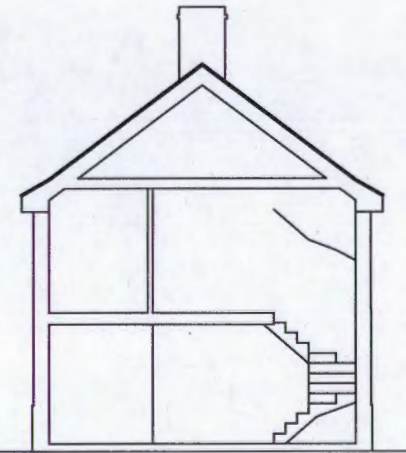
SIDE ELEVATION
 Scale 1:100



REAR ELEVATION
 Scale 1:100



SIDE ELEVATION
 Scale 1:100



A 20.02.15 Information sub-reviewed for planning MW JF

Author	Drawn	Checked

COMMENT
 Client/Project:
 WEBSTER, KEELING & HILLEN
 GROVE FARM
 RESIDENTIAL DEVELOPMENT

Drawing Title:
 HOUSE TYPE M 2a
 PROPOSED ELEVATIONS
 PROPOSED SECTION

Drawn	Checked	Rev.	Scale	Date
JF	BS	A3	1:100	28.01.2014
Project No.	Drawing No.			
300384	30-05			

BUILT ENVIRONMENT
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 Diss, Norfolk
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27

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DO NOT SCALE FROM DRAWING

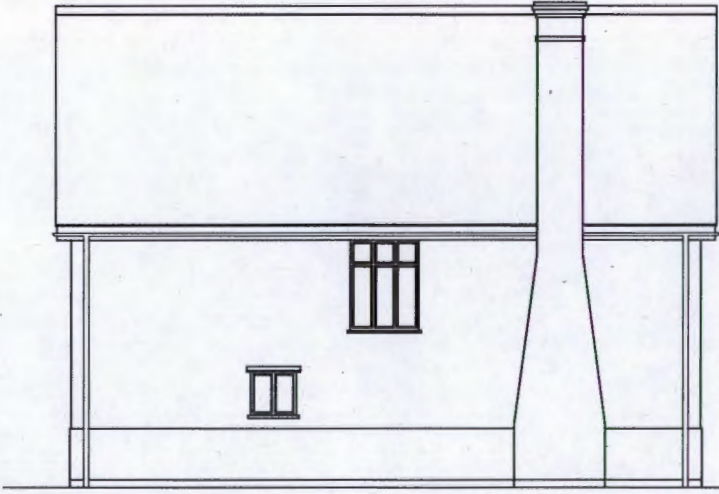
This bar measures 50mm when drawing is printed at correct scale.



FRONT ELEVATION
 Scale 1:100



SIDE ELEVATION
 Scale 1:100



REAR ELEVATION
 Scale 1:100



SIDE ELEVATION
 Scale 1:100

28

A 20.02.15 Information added/revised for planners MW JF

Revised by: _____ Date: _____

COMMENT

Client/Project
WEBSTER, KEELING & HILLEN
GROVE FARM
RESIDENTIAL DEVELOPMENT

Drawing Title
HOUSE TYPE M 2b
PROPOSED ELEVATIONS

Drawn	Checked	Site	Scale	Date
JF	BS	A3	1:100	08.10.2014
Project No.			Drawing No.	Revision
300385			30-57	A

BUILT ENVIRONMENT
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 Dbs. Norfolk
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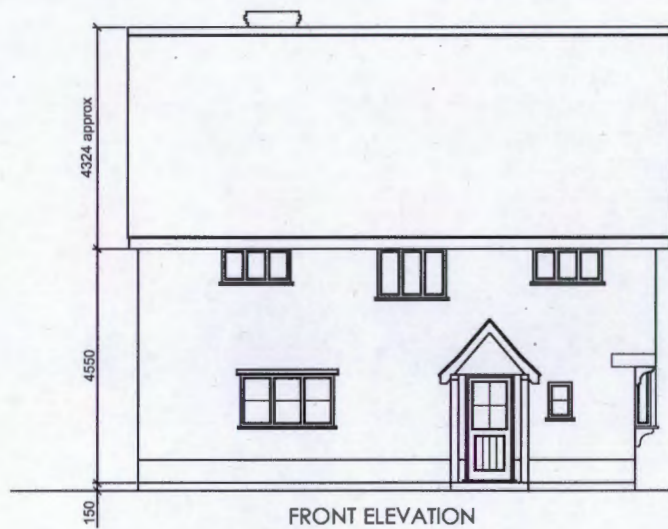


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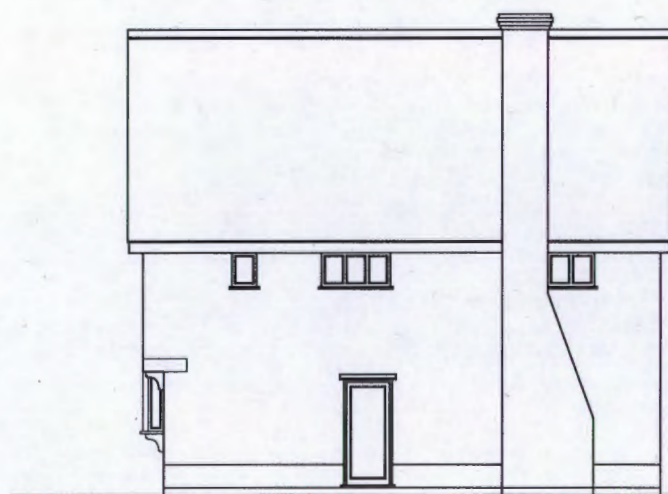
This bar measures 100mm when drawing is printed at correct scale.



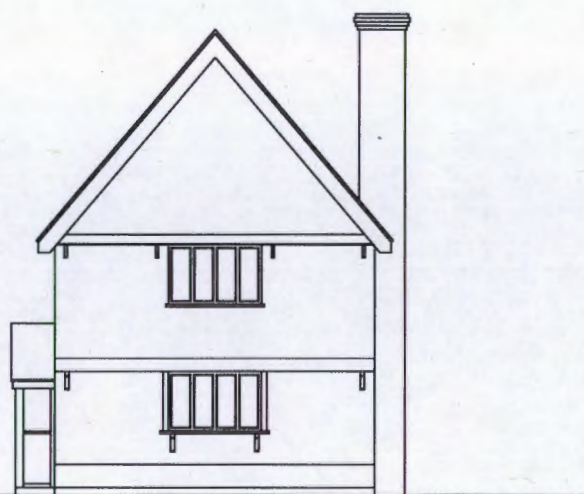
FRONT ELEVATION
Scale 1:100



SIDE ELEVATION
Scale 1:100



REAR ELEVATION
Scale 1:100



SIDE ELEVATION
Scale 1:100

29

A 05.02.15 Information added/revised for planners MW JP

No.	Rev	Date	By	Check

COMMENT

Client/Project
WEBSTER, KEELING & HILLEN
GROVE FARM
RESIDENTIAL DEVELOPMENT

Drawing Title
HOUSE TYPE 3
PROPOSED ELEVATIONS

Drawn	Checked	Rev.	Scale	Date
JP	SB	A3	1:100	28.01.2014
Project No.	Drawing No.	Revision		
300384	30-59	A		

BUILT ENVIRONMENT
 Pump Hill House
 20 Market Hill
 Dist. Norfolk
 IP22 4JE

01379 646403
 WWW.DURRANTS.COM



NOTE

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- Any deviation from the drawing to be reported to Durrants immediately.
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DO NOT SCALE FROM DRAWING

This bar measures 50mm when drawing is printed at correct scale.



FRONT ELEVATION
Scale 1:100

SIDE ELEVATION
Scale 1:100



2650 approx
4550
150

REAR ELEVATION
Scale 1:100

SIDE ELEVATION
Scale 1:100

30

A 20.02.15 Information added/revised for planners MW JF

Rev	Dim	Drawn	Checked

COMMENT

Client/Project:
WEBSTER, KEELING & HILLEN
GROVE FARM
RESIDENTIAL DEVELOPMENT

Drawing Title:
HOUSE TYPE M 4
PROPOSED ELEVATIONS

Date	Checked	Rev.	Scale	Date
JF	BB	A3	1:100	20.01.2014
Project No.	Drawing No.	Revision		
300384	30-01	A		

BUILT ENVIRONMENT
Pump Hill House
2b Market Hill
Diss, Norfolk
IP22 4JZ

01379 446603
WWW.DURRANTS.COM



NOTE
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DO NOT SCALE FROM DRAWING

This bar measures 60mm when drawing is printed at correct scale.

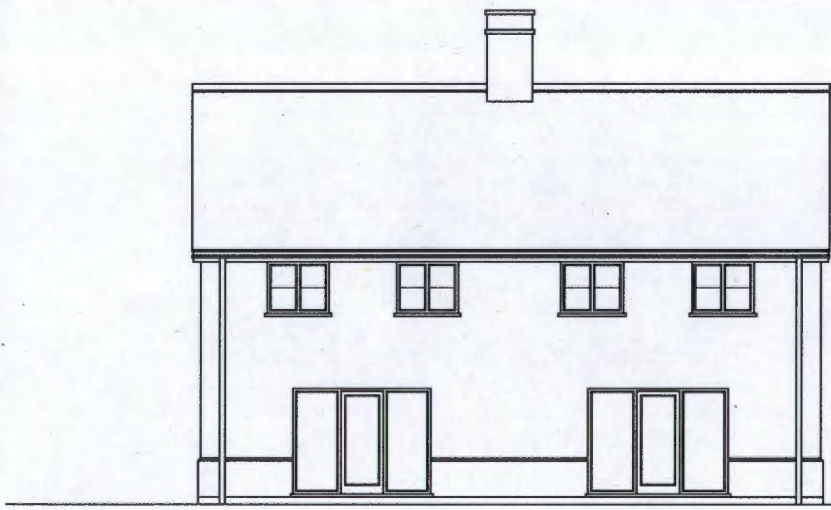
31



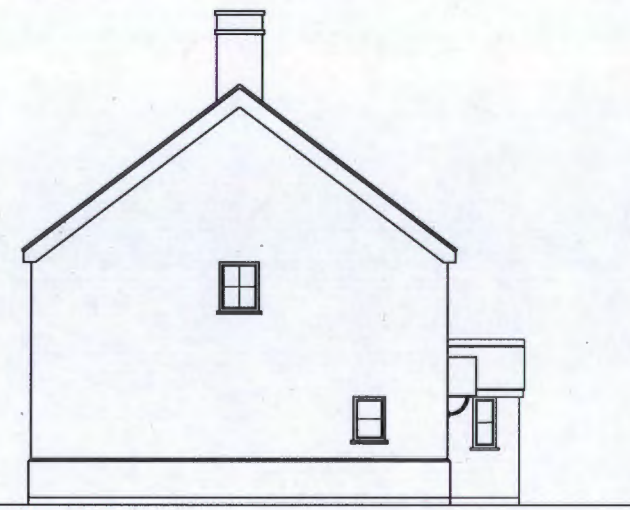
FRONT ELEVATION
 Scale 1:100



SIDE ELEVATION
 Scale 1:100



REAR ELEVATION
 Scale 1:100



SIDE ELEVATION
 Scale 1:100

A 20.02.15 Information added/revised for planroom MWV JF
 Drawn by: []
 Checked by: []

COMMENT			
Client/Project:			
WEBSTER, KEELING & HILLEN			
GROVE FARM			
RESIDENTIAL DEVELOPMENT			
Drawing Title:			
HOUSE TYPE M 5			
PROPOSED ELEVATIONS			
Drawn	Checked	Date	Scale
JF	BB	A3	1:100
Printed No.	Drawing No.	Revision	
300384	30-63	A	

BUILT ENVIRONMENT
 Pump Hill House
 25 Moorcroft Hill
 Elm, Norfolk
 IP22 4LJ
 01379 446603
 WWW.DURRANTS.COM

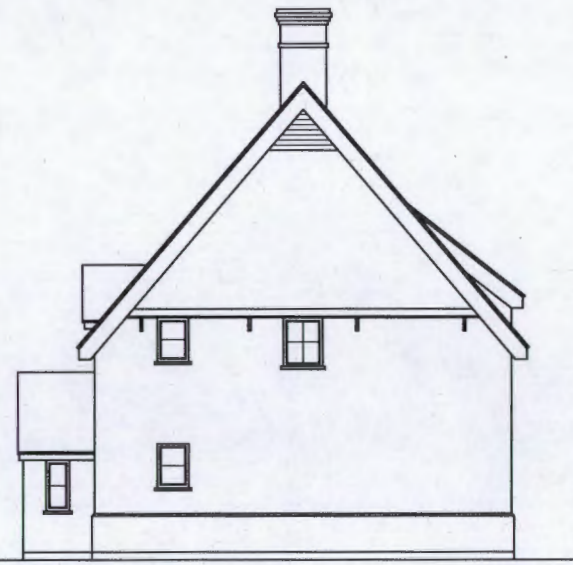


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DO NOT SCALE FROM DRAWING

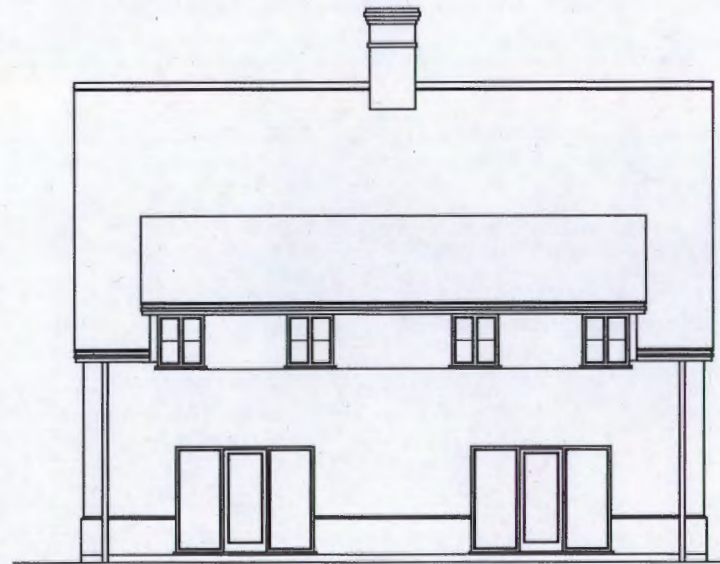
This bar measures 30mm when drawing is printed at correct scale.



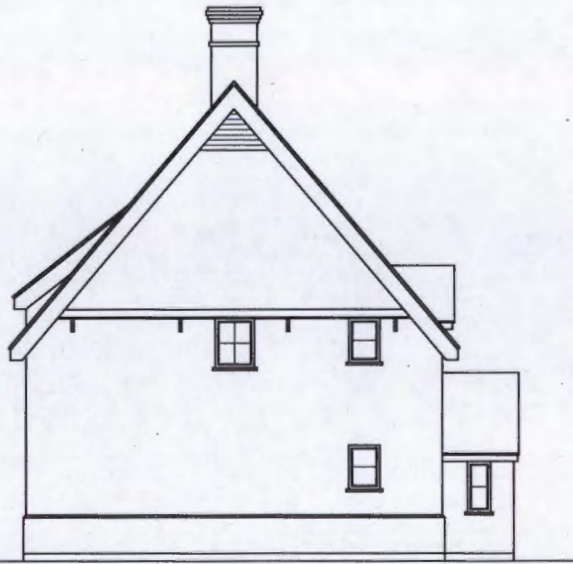
FRONT ELEVATION
 Scale 1:100



SIDE ELEVATION
 Scale 1:100



BACK ELEVATION
 Scale 1:100



SIDE ELEVATION
 Scale 1:100

32

A 20.02.15 Information subdivided for planners MW JF

Rev. No. Rev. Date

Project No. 300394

COMMENT

Client/Project
WEBSTER, KEELING & HILLEN
GROVE FARM
RESIDENTIAL DEVELOPMENT

Drawing Title
HOUSE TYPE M 5a
ALTERNATIVE ELEVATIONS

Drawn	Checked	Rev.	Scale	Date
JF	BB	A3	1:100	28.01.2014
Project No.	Drawing No.	Revision		
300394	30-64	A		

BUILT ENVIRONMENT
 Pump Hill House
 26 Market Hill
 Diss, Norfolk
 IP22 4JZ

01379 646603
 WWW.DURRANTS.COM

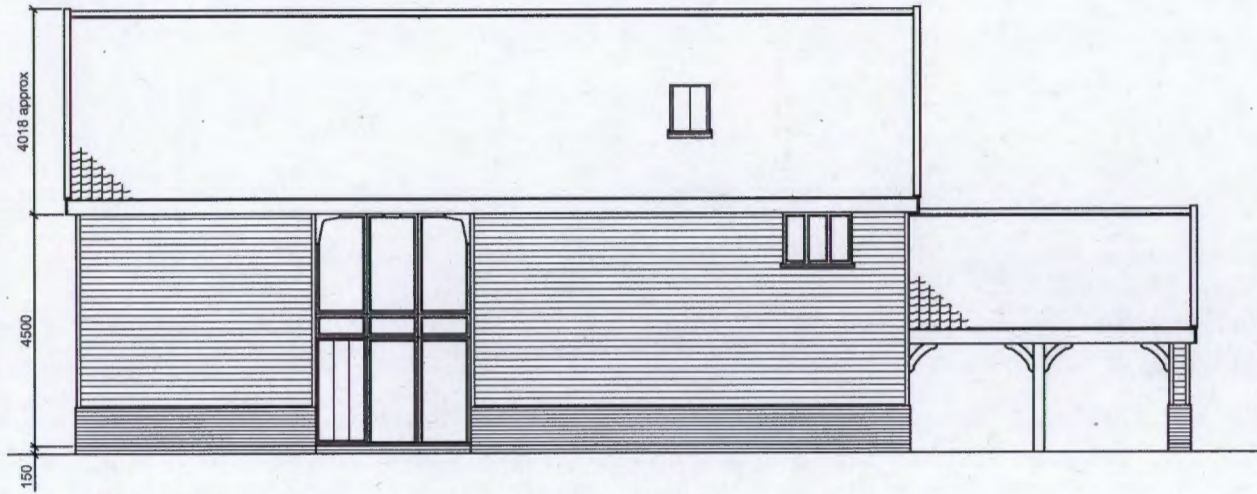


NOTE

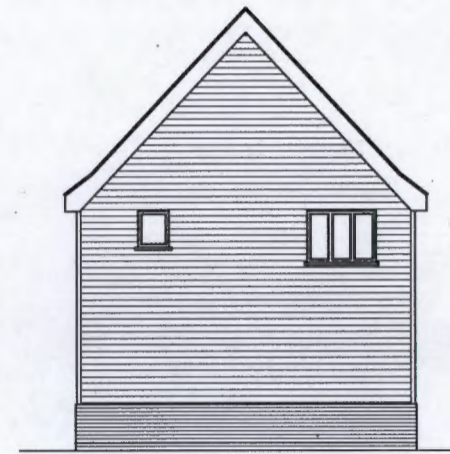
- This drawing must not be released, loaned or copied without the written consent of Durrants.
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- Any deviation from the drawing to be reported to Durrants immediately.
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DO NOT SCALE FROM DRAWING

This bar measures 100mm when drawing is printed at correct scale.



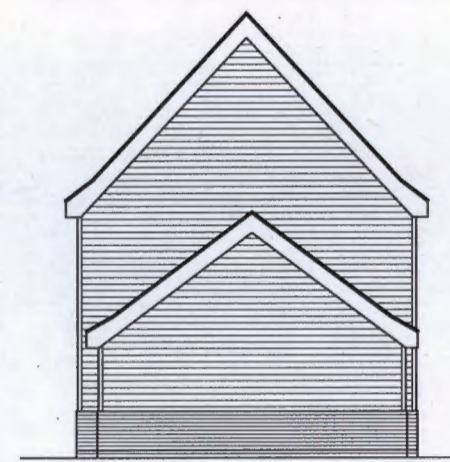
FRONT ELEVATION
Scale 1:100



SIDE ELEVATION
Scale 1:100



BACK ELEVATION
Scale 1:100



SIDE ELEVATION
Scale 1:100

33

A 20.02.15 Information added/revised for planners MW JP
 Drawn by: _____
 Checked by: _____

COMMENT				
Client/Project				
WEBSTER, KEELING & HILLEN				
GROVE FARM				
RESIDENTIAL DEVELOPMENT				
Drawing Title				
HOUSE TYPE M 7				
ELEVATIONS				
Client	Checked	Rev.	Date	
MW	JF	A3	1:100	08.10.2014
Product No.	Drawing No.	Revision		
300384	30-66		A	

BUILT ENVIRONMENT
 Pump Hill House
 25 Market Hill
 Diss, Norfolk
 IP22 4JZ
 01379 646603
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DO NOT SCALE FROM DRAWING

Drawing Issues at:

PRELIMINARY CLIENT APPROVAL PLANNING
 BUILDING REGS TENDER CONSTRUCTION AS-BUILT



South Elevation

West Elevation

34



North Elevation

East Elevation

Rev D - Dormers moved to Rear Elevation -18.07.16
 Rev C - Roof pitch reduced -30.03.16
 Rev B - porch revised to brick construction -20.11.13
 Rev A - Chimney stacks added - 08.11.13
 Revisions:

Issued for:

Information

Client : Mr & Mrs P Hillen
 Project: Foxgrove, Stradbroke
 Drawing: Sketch elevations

Scale: 1:200 @ A3
 Date: 02.11.13
 Drawn: JF Rev : D
 Checked: - Drg no: 301085-20-004

DURRANTS
 BUILT ENVIRONMENT

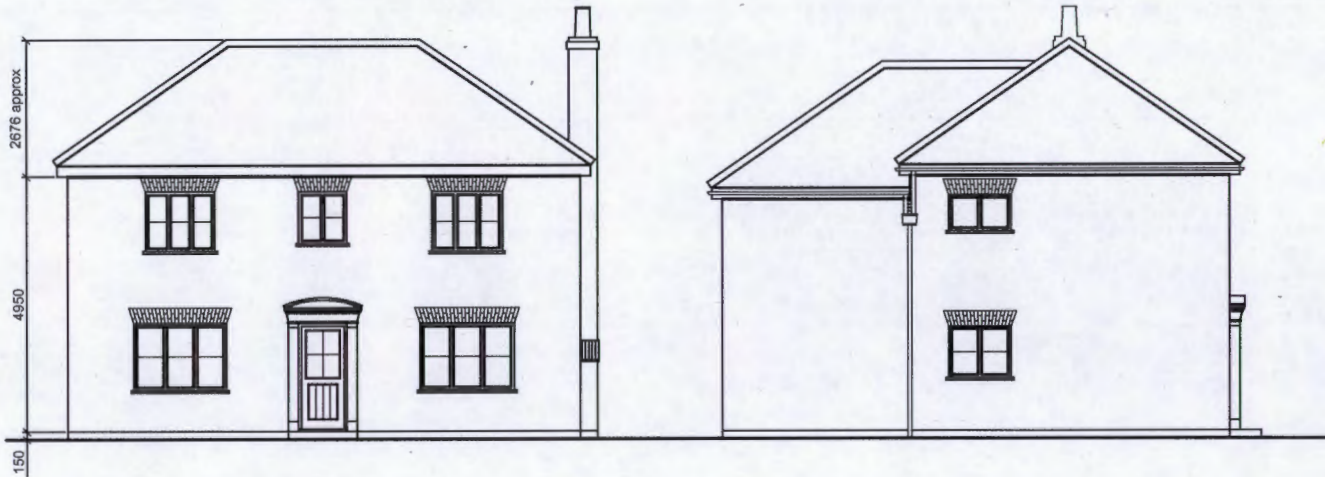
tel : 01379 648603
 25, 26, 27, 28
 The Arcade
 POB 2011
 WWW.DURRANTS.COM

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DO NOT SCALE FROM DRAWING

This bar measures 50mm when drawing is printed at correct scale.

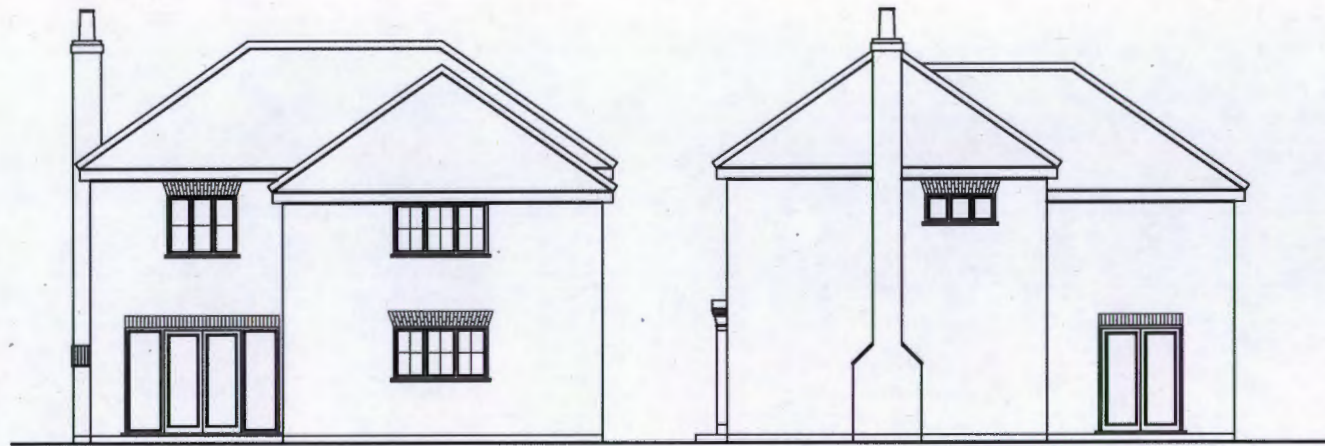


2676 approx
4950
150

FRONT ELEVATION
Scale 1:100

SIDE ELEVATION
Scale 1:100

35



BACK ELEVATION
Scale 1:100

SIDE ELEVATION
Scale 1:100

A 20.02.15 Information added/revised for planners MW JF

Issued by: _____
Checked by: _____

COMMENT

Client/Project:
WEBSTER, KEELING & HILLEN
GROVE FARM
RESIDENTIAL DEVELOPMENT

Drawing title:
HOUSE TYPE M 8
ELEVATIONS

Drawn	Checked	Rev.	Date	Date
JF	BB	AS	1:100	08.10.2014
Project No.	Drawing No.	Revision		
300384	30-70	A		

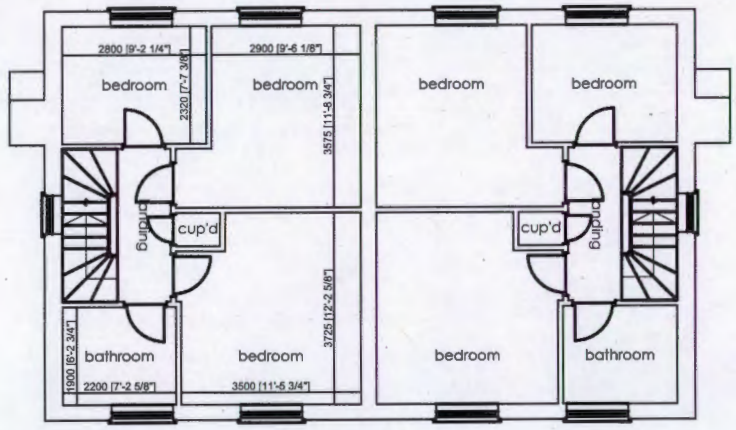
BUILT ENVIRONMENT
Pump Hill House
2b Market Hill
Diss, Norfolk
IP22 4LE

01379 444603
WWW.DURRANTS.CO.UK

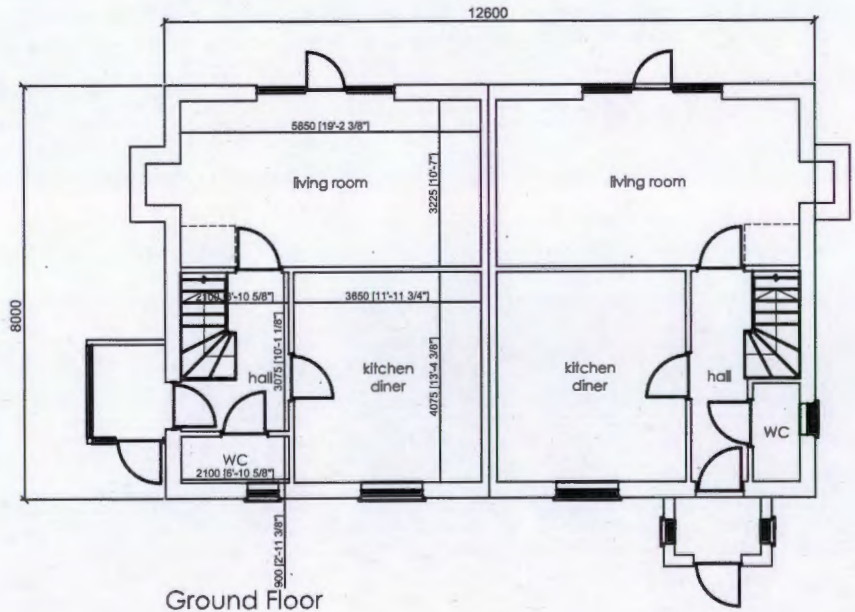


NOTE
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 - Any deviation from the drawing to be reported to Durrants immediately.
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 DO NOT SCALE FROM DRAWING

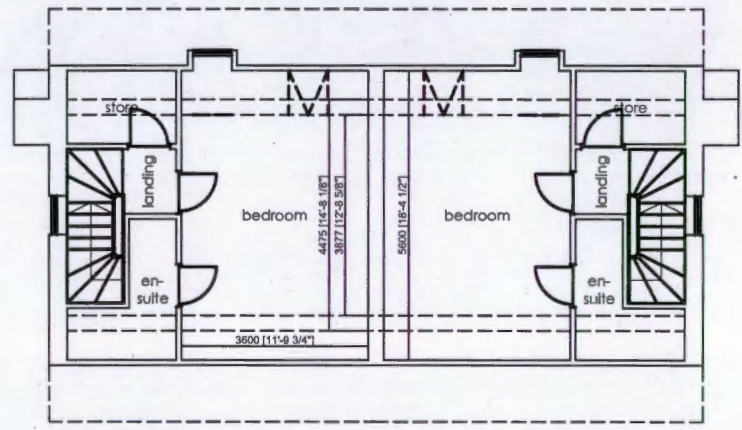
Drawing Issue status:
 PRELIMINARY CLIENT APPROVAL PLANNING
 BUILDING REGS TENDER CONSTRUCTION AS-BUILT



First Floor



Ground Floor



Second Floor

36

Rev D - Dormers moved to rear elevation 18.07.15
 Rev B - Porch revised to brick construction 21.11.13
 Rev A - Chimney stacks added - 08.11.13
 Revisions:
 Issued for:

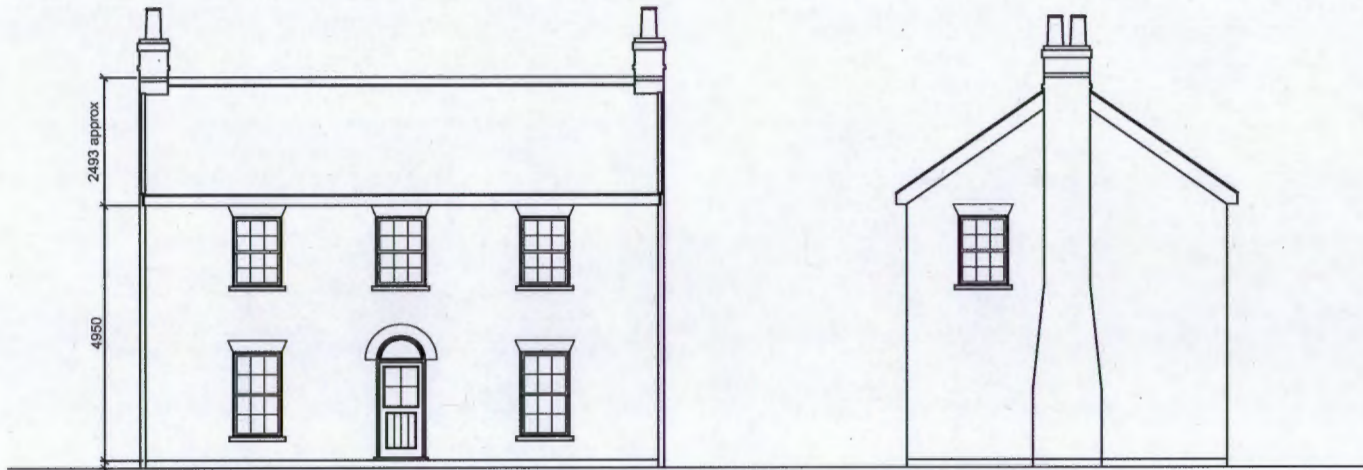
Information

Client : Mr & Mrs P Hillen
 Project: Foxgrove, Stradbroke
 Drawing: Sketch plans
 Scale: 1:200 @ A3
 Date: 02.11.13
 Drawn: JF Rev : D
 Checked: - Drg no: 301095-20-003

DURRANTS
 BUILT ENVIRONMENT
 tel : 01379 846603
 www.durrants.com

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 - This drawing is only to be used for the purpose identified in the boxes below.
DO NOT SCALE FROM DRAWING

This bar measures 80mm when drawing is printed at correct scale.



FRONT ELEVATION
 Scale 1:100

SIDE ELEVATION
 Scale 1:100



BACK ELEVATION
 Scale 1:100

SIDE ELEVATION
 Scale 1:100

37

A 20.02.15 Information added/revised for planners MW JF

Rev	Date	By	Check

Issued for: **COMMENT**

Client/Project: **WEBSTER, KEELING & HILLEN
 GROVE FARM
 RESIDENTIAL DEVELOPMENT**

Drawing Title: **HOUSE TYPE M 9
 ELEVATIONS**

Drawn	Checked	Rev	Scale	Date
JF	BB	A3	1:100	08.10.2014

Project No.	Drawing No.	Revision
300384	30-72	A

BUILT ENVIRONMENT
 Pump Hill House
 25, Market Hill
 Diss, Norfolk
 IP22 4JZ
 01379 644603
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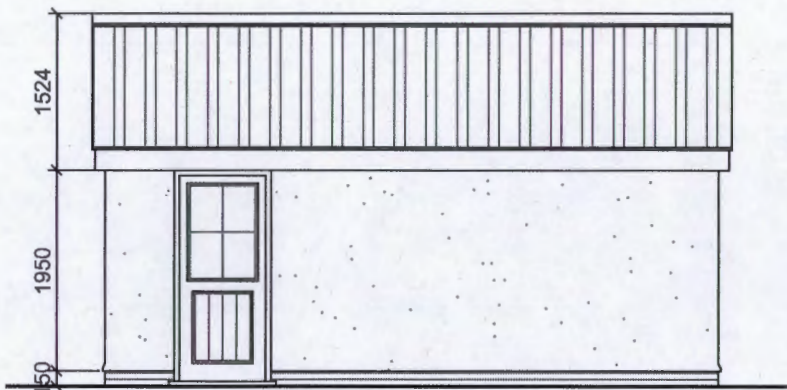


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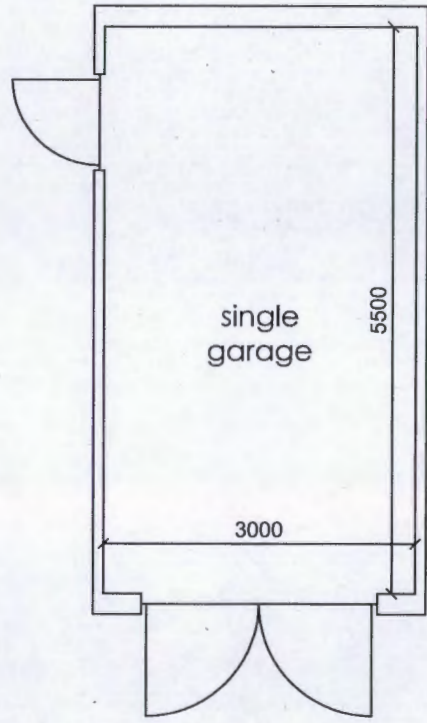
This bar measures 50mm when drawing is printed at correct scale.



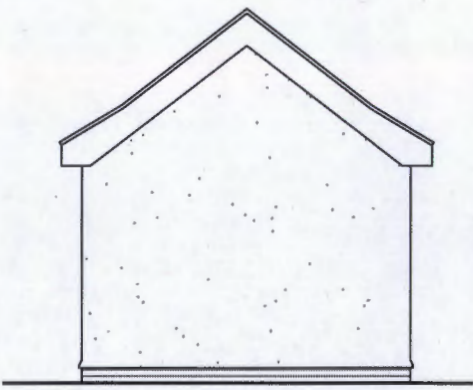
FRONT ELEVATION
 Scale 1:50



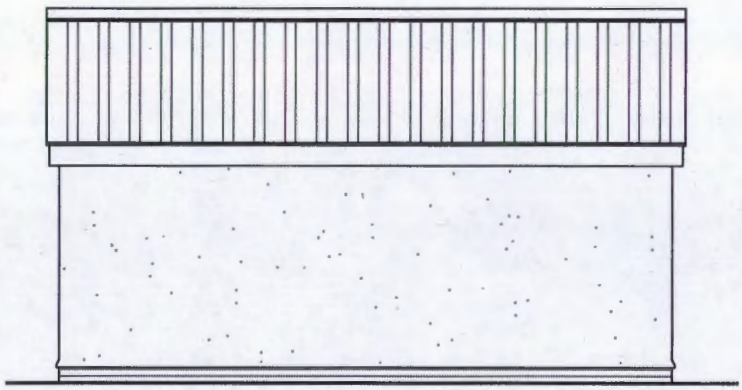
SIDE ELEVATION
 Scale 1:50



GROUND FLOOR PLAN
 Scale 1:50



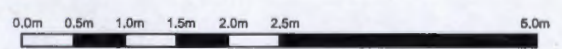
REAR ELEVATION
 Scale 1:50



SIDE ELEVATION
 Scale 1:50

38

SINGLE GARAGE
GARAGE TYPE 1
PLOT 19



1:50 scale bar - plots at 100mm when printed at A3

<p>Client/Project WEBSTER, KEELING & HILLEN GROVE FARM RESIDENTIAL DEVELOPMENT</p>			
<p>Drawing Title GARAGE TYPE 1 PLOT 19 PLANS & ELEVATIONS</p>			
<p>Drawn DR</p>	<p>Checked JF</p>	<p>Rev. A3</p>	<p>Scale 1:50</p>
<p>Project No. 301095</p>	<p>Drawing No. 30-80</p>	<p>Date FEB 2015</p>	<p>Revisions -</p>

BUILT ENVIRONMENT
 Pump Hill House
 20 Norfolk Hill
 Diss, Norfolk
 IP22 4LJ
 01379 646603
 WWW.DURRANTS.COM



NOTE

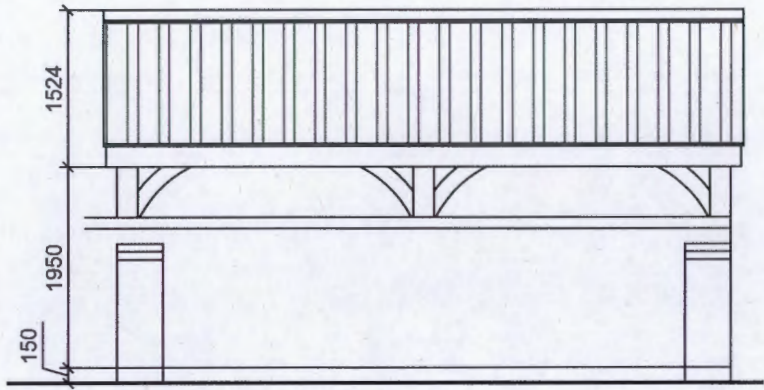
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DO NOT SCALE FROM DRAWING

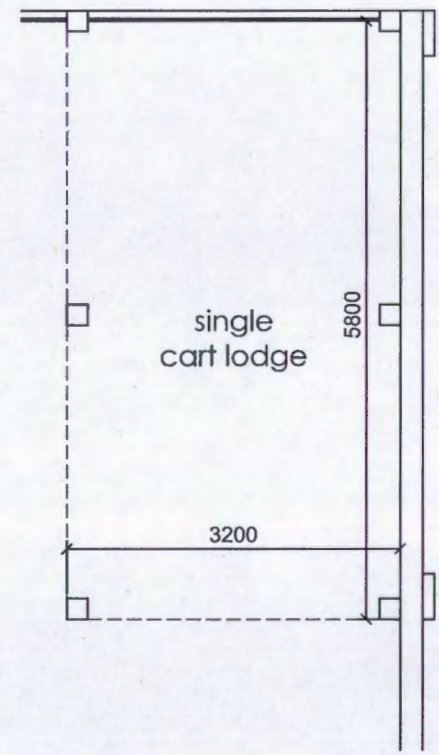
This bar measures 80mm when drawn by plotter at correct scale.



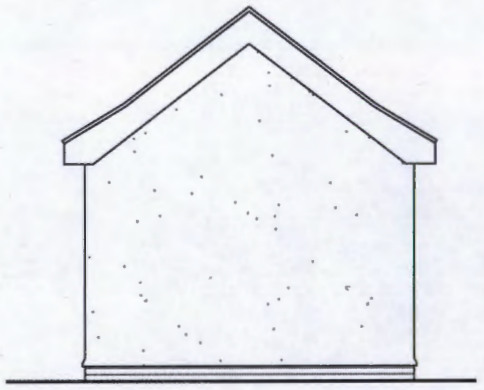
FRONT ELEVATION
Scale 1:50



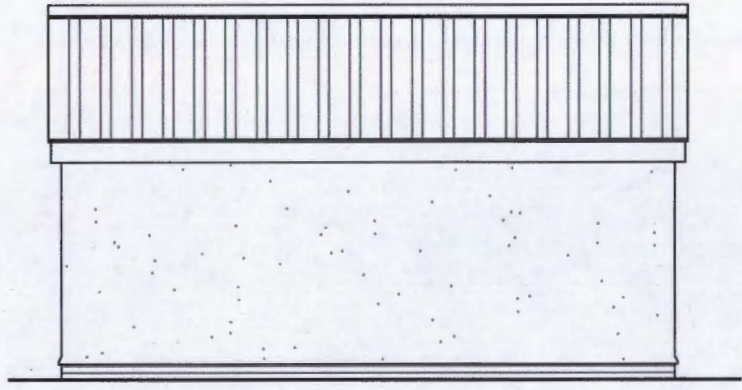
SIDE ELEVATION
Scale 1:50



GROUND FLOOR PLAN
Scale 1:50



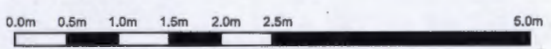
REAR ELEVATION
Scale 1:50



SIDE ELEVATION
Scale 1:50

39

SINGLE GARAGE
GARAGE TYPE 2
PLOT 5



1:50 scale bar - plots at 100mm when printed at A3

Client: **PLANNING**

Client/Project:
WEBSTER, KEELING & HILLEN
GROVE FARM
RESIDENTIAL DEVELOPMENT

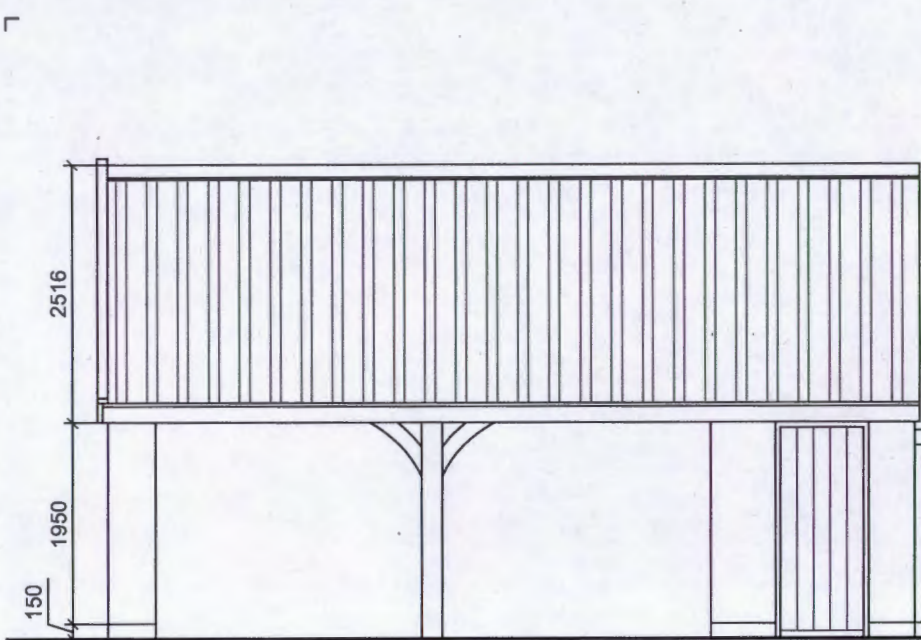
Drawing Title:
GARAGE TYPE 2
PLOT 5
PLANS & ELEVATIONS

Drawn	Checked	Disc.	Scale	Date
DR	JF	AS	1:50	FEB 2015
Project No.	Drawing No.			
301085	30-01			

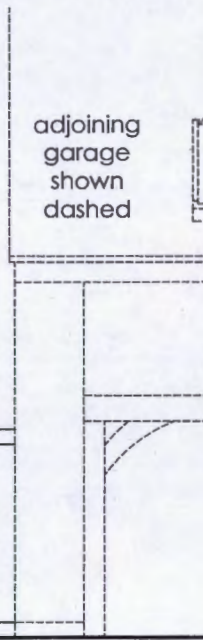
BUILT ENVIRONMENT
Pump Hill House
2b Market Hill
Diss, Norfolk
IP22 4LZ

01379 646603
WWW.DURRANTS.COM

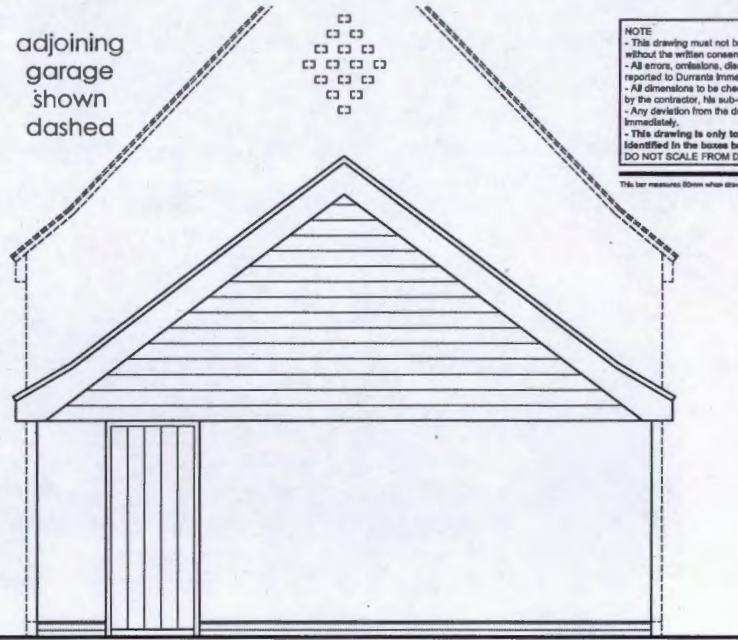




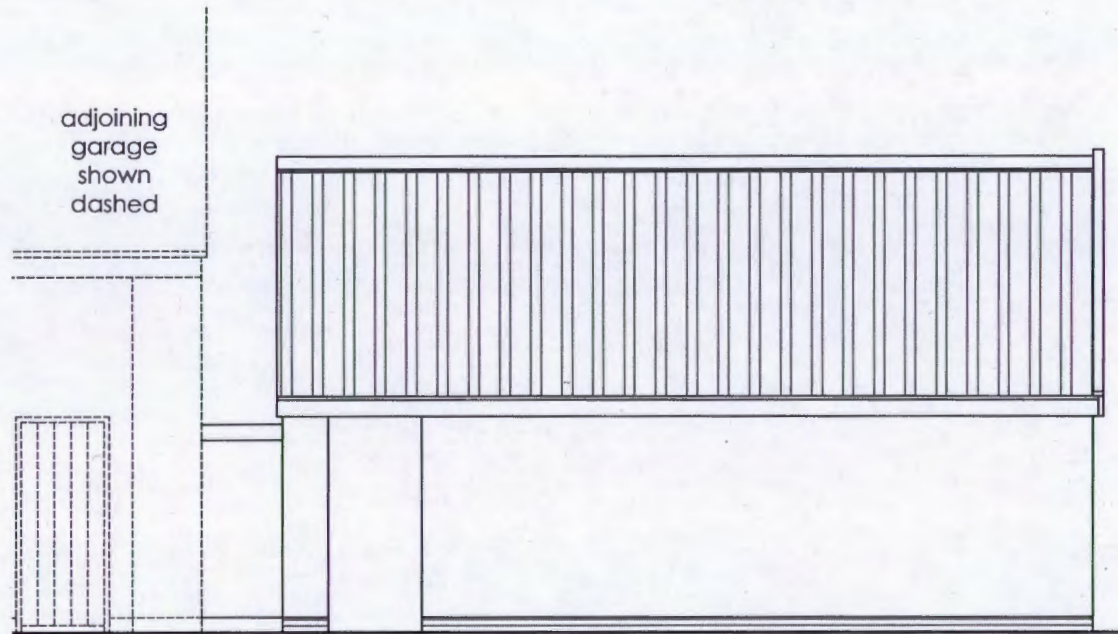
FRONT ELEVATION
Scale 1:50



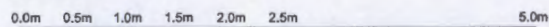
SIDE ELEVATION
Scale 1:50



REAR ELEVATION
Scale 1:50



TWO SINGLE GARAGES & COVERED WAY
GARAGE TYPE 4
PLOTS 3 & 4



1:50 scale bar - plots at 100mm when printed at A3

NOTE
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DO NOT SCALE FROM DRAWING

This bar measures 80mm when drawing is printed at correct scale.

Rev.	Iss.	Date	Drawn	Checked

PLANNING

Client/Project
 WEBSTER, KEELING & HILLEN
 GROVE FARM
 RESIDENTIAL DEVELOPMENT

Drawing Title
 GARAGE TYPE 4
 PLOTS 3 & 4
 ELEVATIONS

Drawn	Checked	Rev.	Date
DR	JF	A3	1:50
Project No.	Drawing No.	Foundation	
301095	30-05	-	

BUILT ENVIRONMENT
 Pump Hill House
 2b Norfolk Hill
 Dist. Norfolk
 IP22 4JZ
 01377 646603
 www.DURRANTS.COM



40

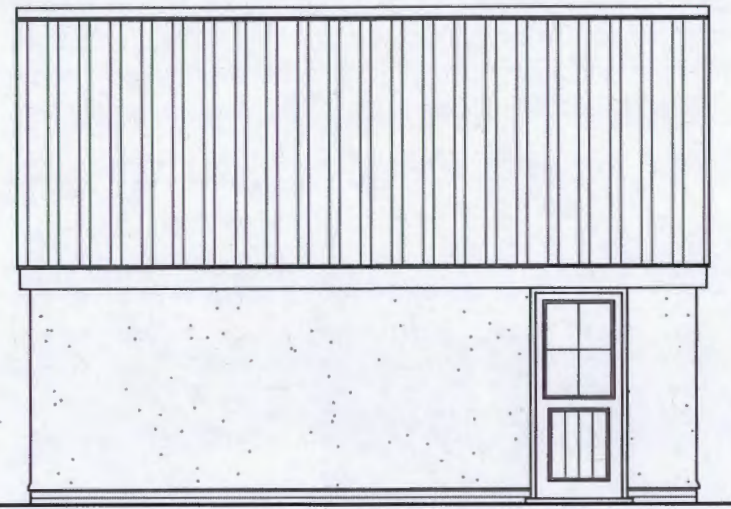
NOTE
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DO NOT SCALE FROM DRAWING

This bar measured 100mm when drawing is printed at correct scale.

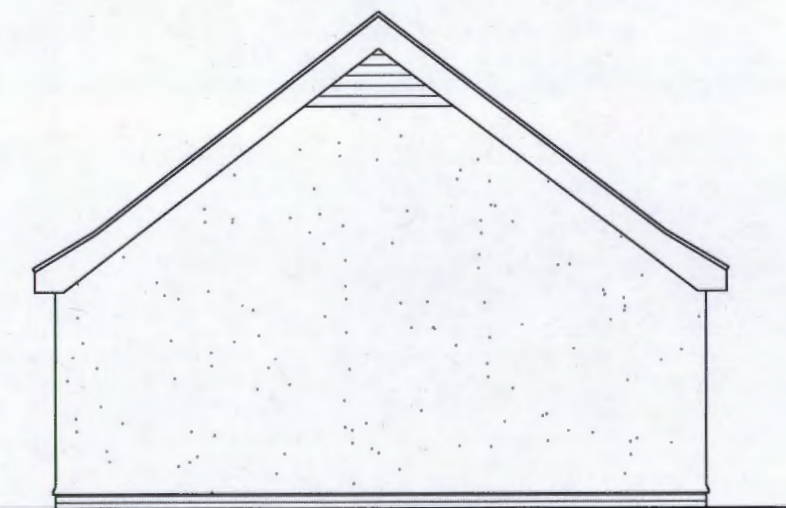
41



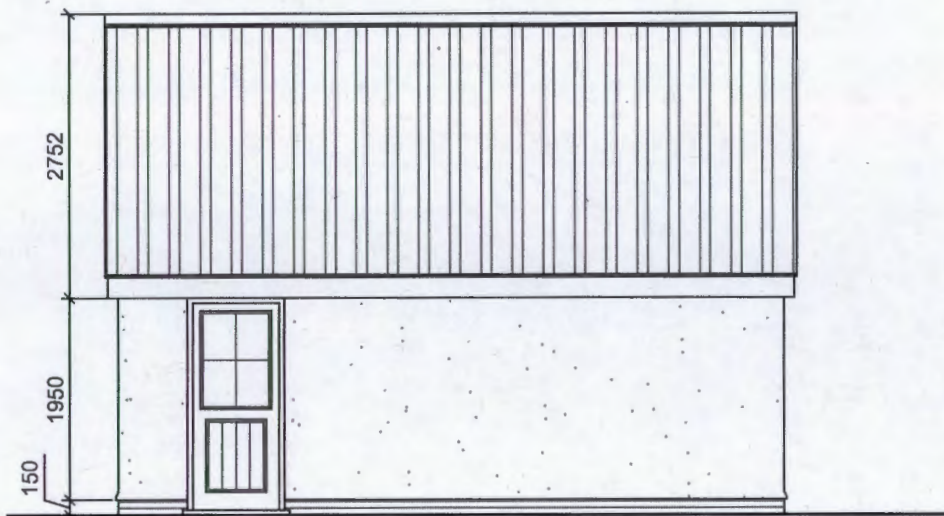
FRONT ELEVATION
 Scale 1:50



SIDE ELEVATION
 Scale 1:50

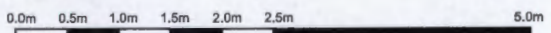


REAR ELEVATION
 Scale 1:50



SIDE ELEVATION
 Scale 1:50

TWO SINGLE GARAGES
GARAGE TYPE 3
PLOT 5



1:50 scale bar - plots at 100mm when printed at A3

Rev. | Date | Drawn | Checked

PLANNING
 Client/Project:
WEBSTER, KEELING & HILLEN
GROVE FARM
RESIDENTIAL DEVELOPMENT

Drawing Title:
GARAGE TYPE 3
PLOTS 6,7,8,9,22,23
ELEVATIONS

Drawn	Checked	Rev.	Date	Com.
DR	JF	AJ	15/0	FEB 2015
Project No.		Drawing No.	Revision	
301095		30-83	-	

BUILT ENVIRONMENT
 Pumpo Hill House
 2b Market Hill
 Diss, Norfolk
 IP22 4JZ
 01379 646603
 WWW.DURRANTS.COM



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DO NOT SCALE FROM DRAWING

This bar measures 50mm when drawing is printed at correct scale.

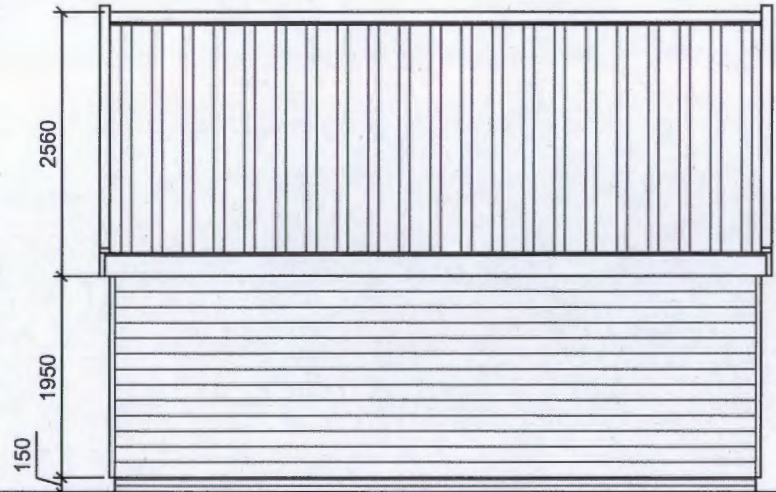
42



FRONT ELEVATION
 Scale 1:50



SIDE ELEVATION
 Scale 1:50

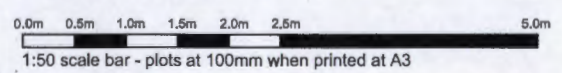


REAR ELEVATION
 Scale 1:50



SIDE ELEVATION
 Scale 1:50

DETACHED DOUBLE GARAGE
GARAGE TYPE 6
PLOTS 16, 17, 18, 25



Rev	Iss	Desc	Drawn	Checked
PLANNING				
<small>Client/Project</small>				
WEBSTER, KEELING & HILLEN				
GROVE FARM				
RESIDENTIAL DEVELOPMENT				
<small>Drawing Title</small>				
GARAGE TYPE 6				
PLOTS 16, 17, 18, 25				
ELEVATIONS				
<small>Drawn</small>	<small>Checked</small>	<small>Rev.</small>	<small>Scale</small>	<small>Date</small>
DR	JF	A3	1:50	FEB 2016
<small>Project No.</small>	<small>Drawing No.</small>	<small>Revisions</small>		
301095	30-88	-		

BUILT ENVIRONMENT
 Pump Hill House
 20 Norfolk Hill
 Diss, Norfolk
 IP22 4JE
 01379 646600
 WWW.DURRANTS.COM

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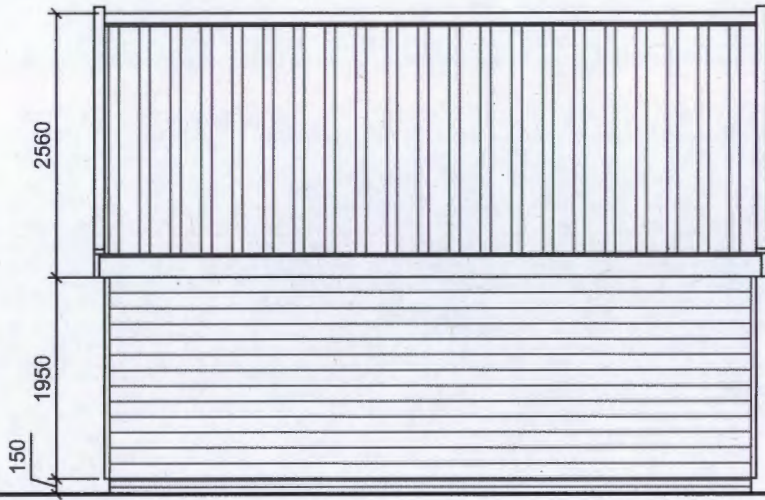
43



FRONT ELEVATION
 Scale 1:50



SIDE ELEVATION
 Scale 1:50

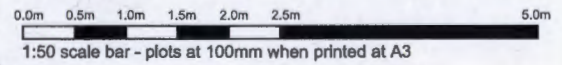


REAR ELEVATION
 Scale 1:50



SIDE ELEVATION
 Scale 1:50

DETACHED DOUBLE GARAGE
GARAGE TYPE 7
PLOTS 15 & 20



Rev		Date		Drawn	
PLANNING					
Client/Project					
WEBSTER, KEELING & HILLEN					
GROVE FARM					
RESIDENTIAL DEVELOPMENT					
Drawing Title					
GARAGE TYPE 7					
PLOTS 15 & 20					
ELEVATIONS					
Drawn	Checked	Scale	Date	Drawn	Date
DR	JF	A3	1:50		FEB 2015
Project No.	Drawing No.	Revisions			
301095	30-60	-			

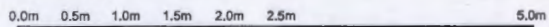
BUILT ENVIRONMENT
 Pumphill House
 20 Market Hill
 Diss, Norfolk
 IP22 4JE
 01379 646603
 WWW.DURRANTS.COM

DURRANTS
 SINCE 1851

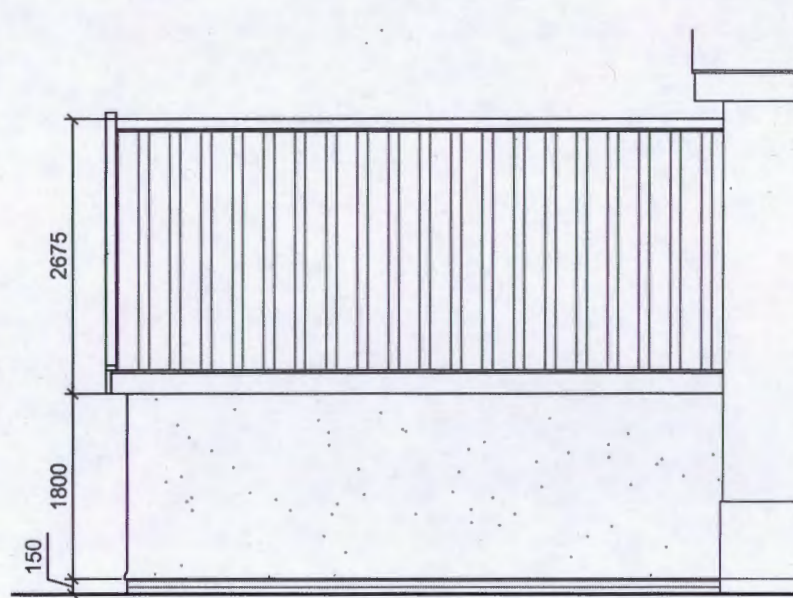


FRONT ELEVATION
Scale 1:50

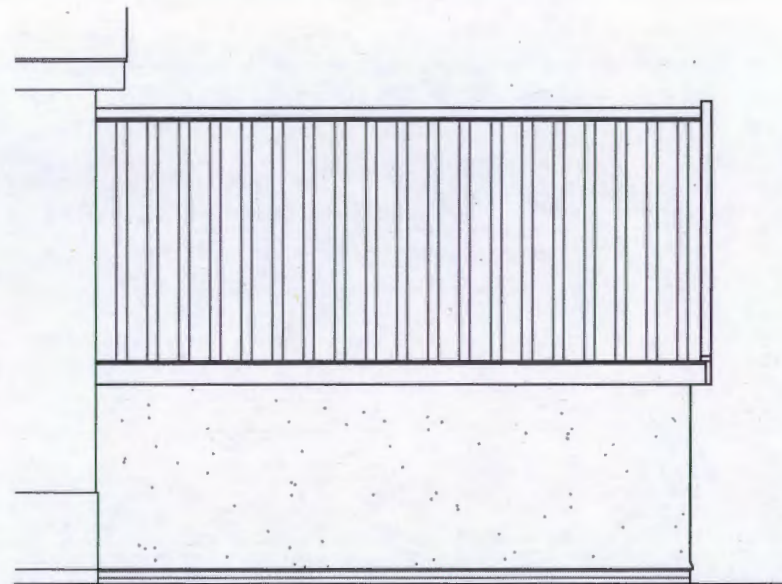
ATTACHED DOUBLE GARAGE
GARAGE TYPE 8
PLOT 21



1:50 scale bar - plots at 100mm when printed at A3



SIDE ELEVATION
Scale 1:50



SIDE ELEVATION
Scale 1:50

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74

Rev. | Iss. | Date | Drawn | Checked

PLANNING

Client/Project:
 WEBSTER, KEELING & HILLEN
 GROVE FARM
 RESIDENTIAL DEVELOPMENT

Drawing Title:
 GARAGE TYPE 8
 PLOT 21
 ELEVATIONS

Drawn	Checked	File No.	Scale	Date
DR	JF	A3	1:50	FEB 2018
Project No.		Drawing No.		Revision
301025		30-02		-

BUILT ENVIRONMENT
 Pump Hill House
 2b Market Hill
 Diss, Norfolk
 IP22 4JE

01379 644603
 WWW.DURRANTS.COM

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 SINCE 1851

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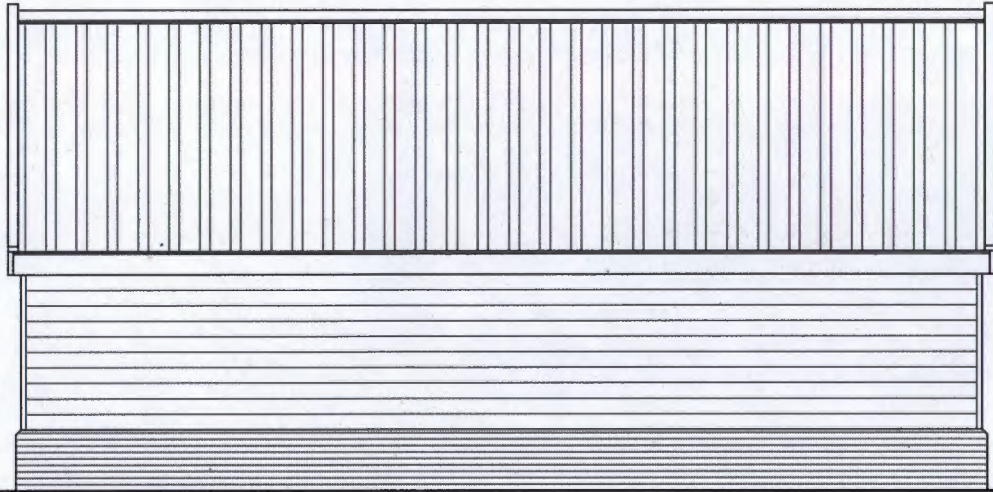
This bar measures 50mm when drawing is printed at correct scale.



FRONT ELEVATION
 Scale 1:50



SIDE ELEVATION
 Scale 1:50

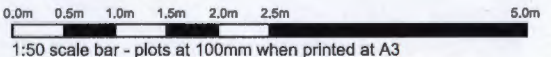


REAR ELEVATION
 Scale 1:50



SIDE ELEVATION
 Scale 1:50

DOUBLE GARAGE & SINGLE CART LODGE
GARAGE TYPE 9
PLOT 11 & 13



45

Drawn By:	Checked By:	Scale:	Date:
		1:50	FEB 2015
PLANNING			
Client/Project:			
WEBSTER, KEELING & HILLEN			
GROVE FARM			
RESIDENTIAL DEVELOPMENT			
Drawing Title:			
GARAGE TYPE 9			
PLOTS 11 & 13			
ELEVATIONS			
Drawn:	Checked:	Scale:	Date:
DR	JF	A3	1:50
Project No.:	Drawing No.:	Revision:	
301025	30-04	-	

BUILT ENVIRONMENT
 Pump Hill House
 25 Market Hill
 Dns, Norfolk
 IP22 4JE
 01379 646603
 WWW.DURRANTS.COM



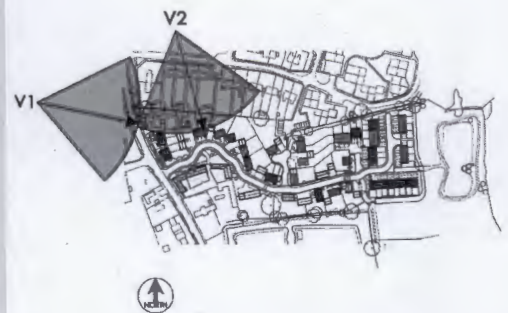
GROVE FARM



Aerial Overall View Looking East From Queen Street (V1)



Aerial View Looking South East Towards Grove Farm Barn (V2)



GROVE FARM



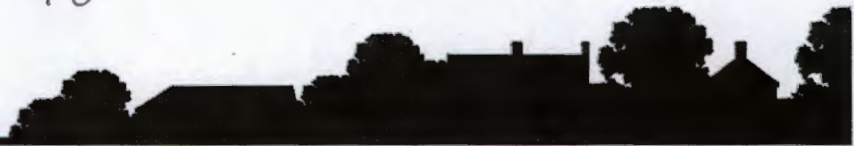
View Looking South East From Queen Street (V3)



View From Entrance Off Queen Street Looking North East (V4)



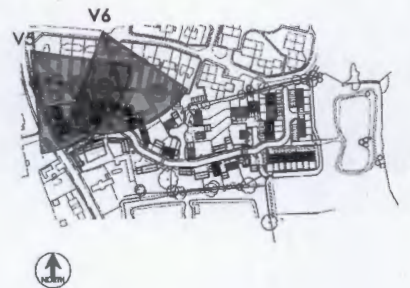
GROVE FARM



View Looking South East Past Grove Farm Barn(V5)



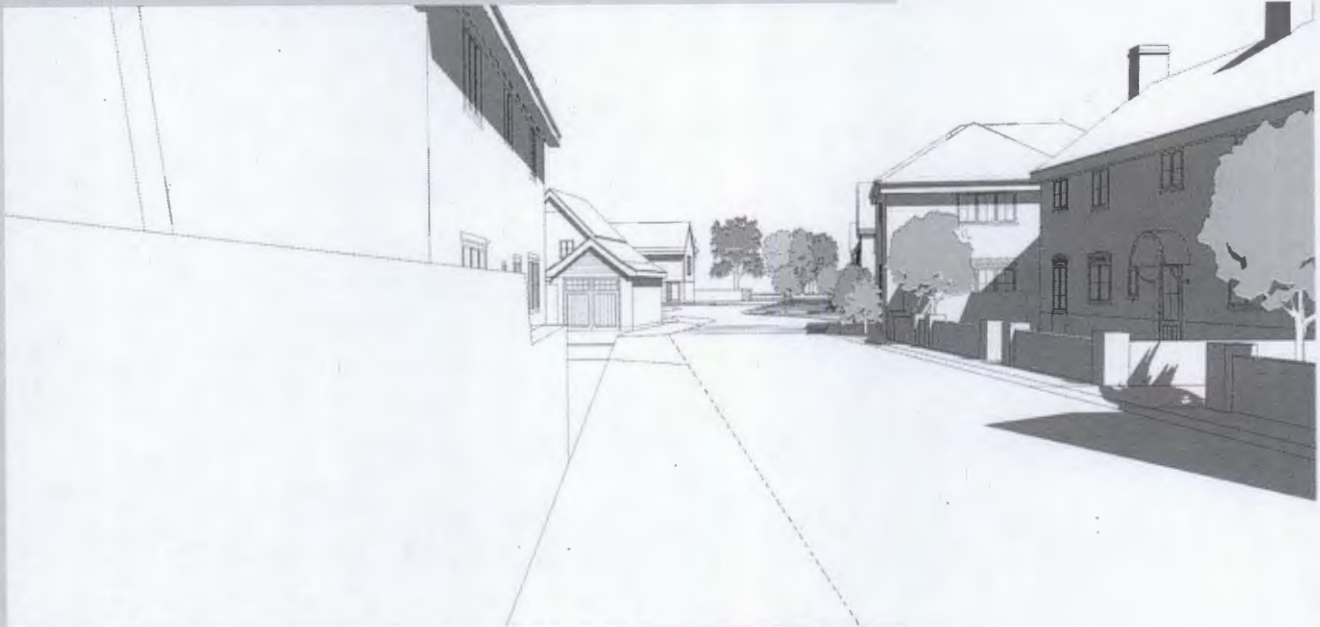
View South Looking into Proposed Development (V6)



GROVE FARM



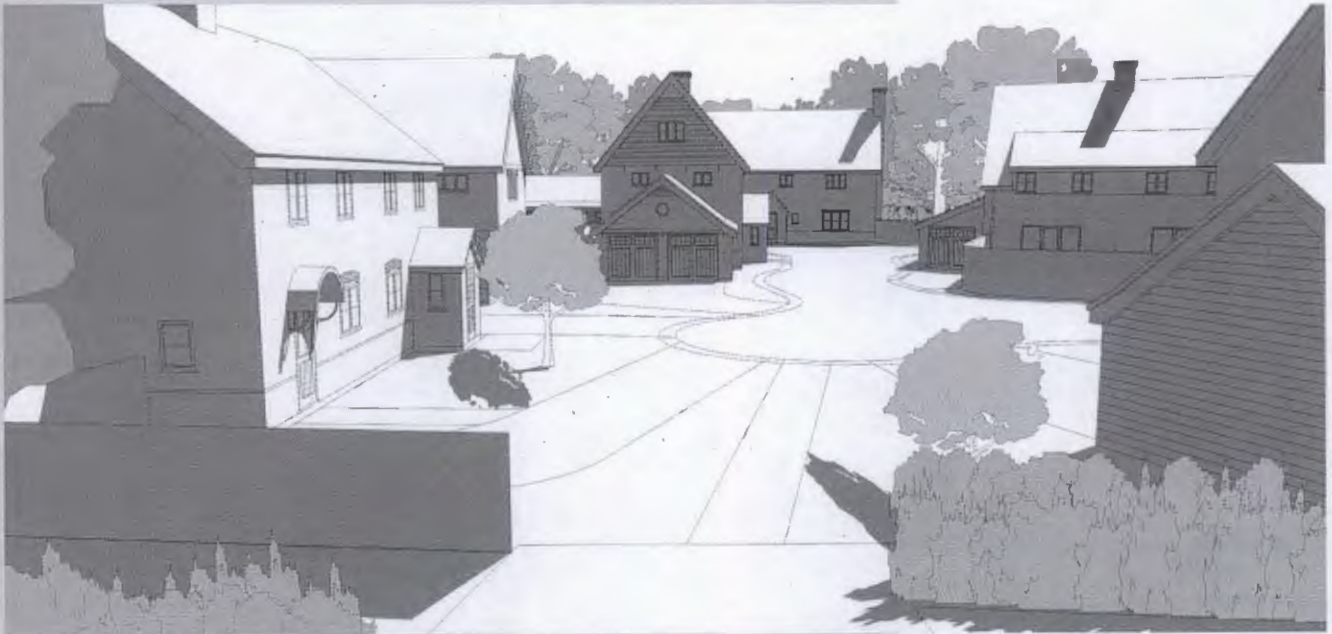
View Looking East (V7)



View Looking East Towards East Boundary (V8)



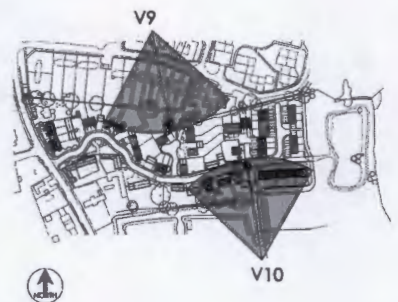
GROVE FARM



View Looking South From Westhall Link Path (V9)



View Looking North Over Central Square (V10)

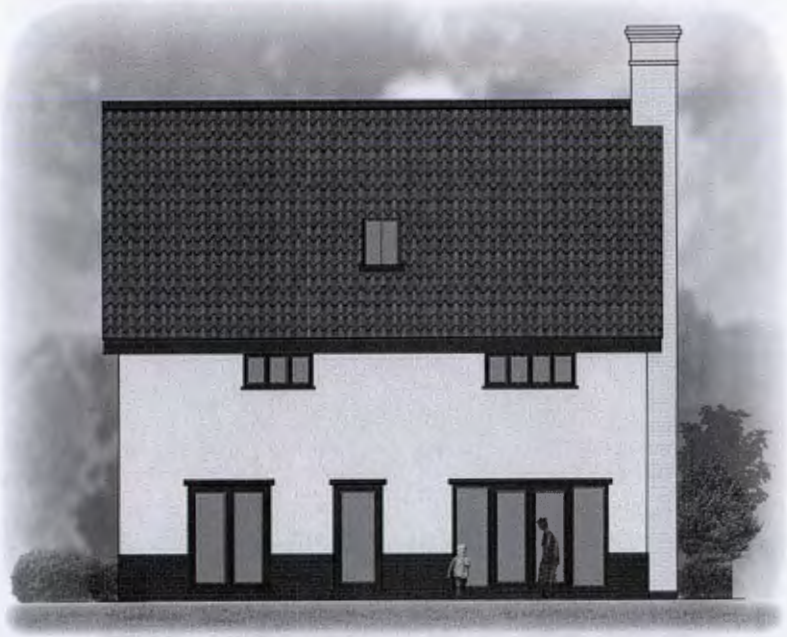




FRONT ELEVATION
Scale 1:100



SIDE ELEVATION
Scale 1:100



REAR ELEVATION
Scale 1:100

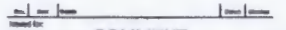


SIDE ELEVATION
Scale 1:100

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51



ISSUED FOR: **COMMENT**

Client/Project:
**WEBSTER, KEELING & HILLEN
 GROVE FARM
 RESIDENTIAL DEVELOPMENT**

Drawing Title:
**HOUSE TYPE 1
 PROPOSED ELEVATIONS**

Drawn	Checked	Rev.	Scale	Date
JF	BB	A3	1:100	29.01.2014
Project No.		Drawing No.		Revision
300384		300384-20-02		

BUILT ENVIRONMENT
 Pump Hill House
 20 Macmillan Hill
 Clon, Horlick
 IP22 4JT
 01379 444403
 WWW.DURRANTS.COM



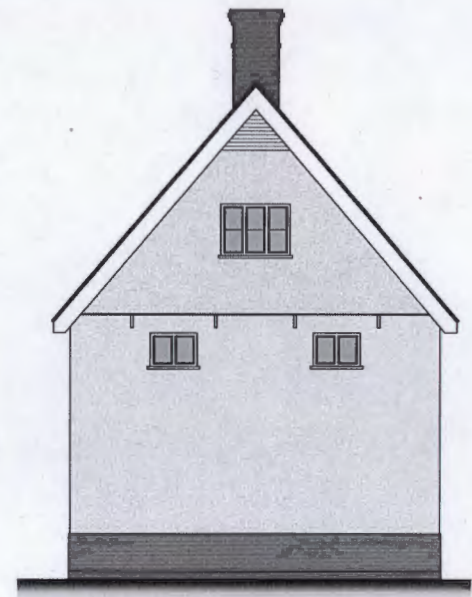
NOTE

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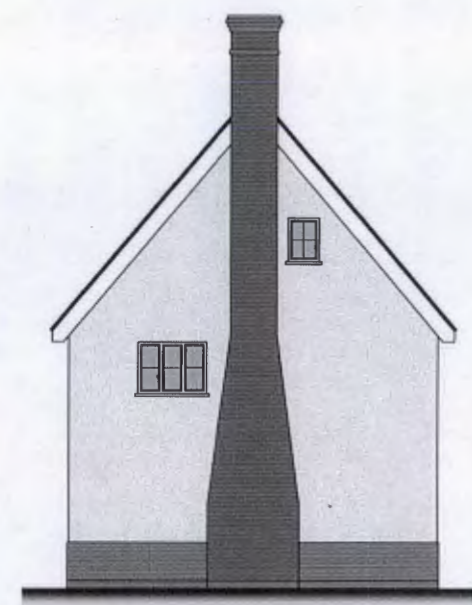
FRONT ELEVATION
Scale 1:100



SIDE ELEVATION
Scale 1:100



REAR ELEVATION
Scale 1:100



SIDE ELEVATION
Scale 1:100

52

Issued for:		COMMENT	
Client/Project			
WEBSTER, KEELING & HILLEN			
GROVE FARM			
RESIDENTIAL DEVELOPMENT			
Drawing title			
HOUSE TYPE 1			
PROPOSED ELEVATIONS			
Drawn by	Checked by	Rev.	Scale
JF	MB	A2	1:100
Date	Drawing No.		Date
28.01.2014	300384-20-02		

BUILT ENVIRONMENT
Pump Hill House
20 Markers Hill
Diss, Norfolk
IP22 4JZ

01379 444623
WWW.DURRANTS.COM

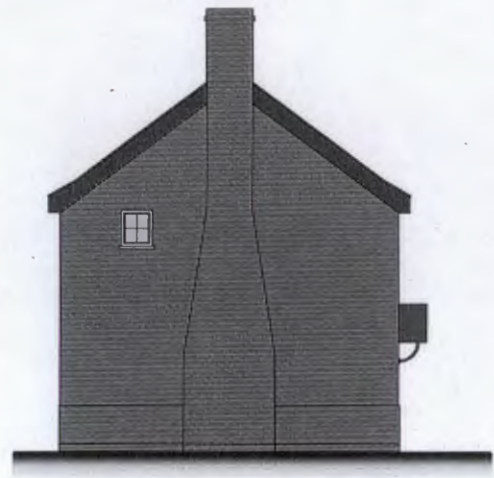


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FRONT ELEVATION
 Scale 1:100



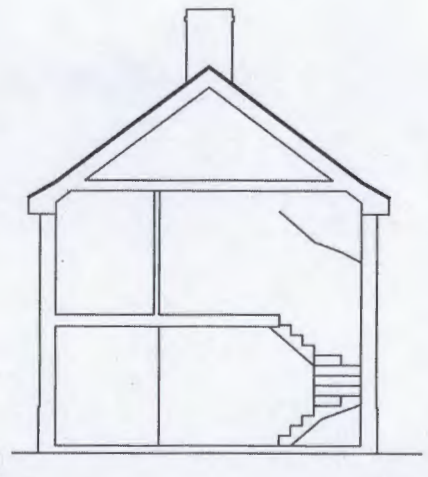
SIDE ELEVATION
 Scale 1:100



REAR ELEVATION
 Scale 1:100



SIDE ELEVATION
 Scale 1:100



Drawn	Checked	Blk.	Scale	Date
JF	BB	A3	1:100	28.01.2014
Project No.		Drawing No.		Revision
300364				

BUILT ENVIRONMENT
 Pump Hill House
 20 Market Hill
 City, Norwich
 IP22 4JZ

01579 64400
 WWW.DURRANTS.COM
DURRANTS
 SINCE 1903

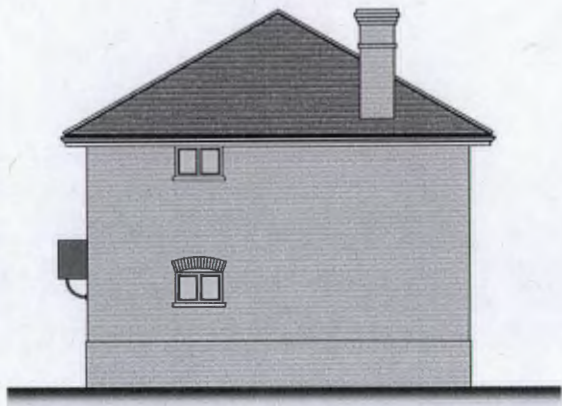
53

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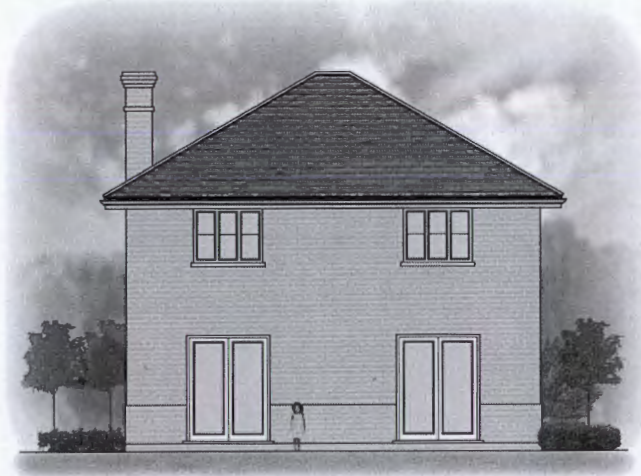
This bar measures 100mm when drawing is printed at correct scale.



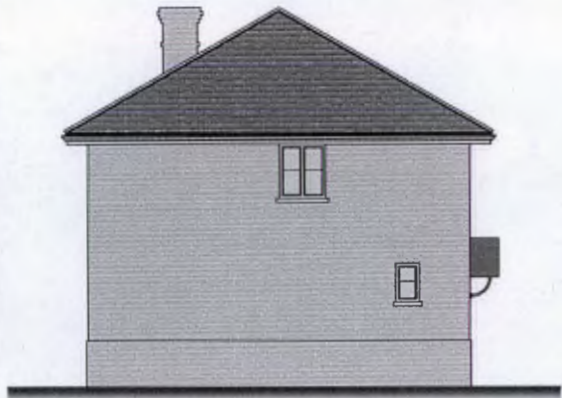
FRONT ELEVATION
 Scale 1:100



SIDE ELEVATION
 Scale 1:100



REAR ELEVATION
 Scale 1:100



SIDE ELEVATION
 Scale 1:100

54

Scale: 1:100
 Date: 28.01.2014

COMMENT

Client/Project:
WEBSTER, KEELING & HILLEN
GROVE FARM
RESIDENTIAL DEVELOPMENT

Drawing Title:
HOUSE TYPE 4
PROPOSED ELEVATIONS

Drawn	Checked	Rev.	Scale	Date
JF	BB AJ	A3	1:100	28.01.2014

Project No.	Drawing No.	Revision
300384	300384-20-06	

BUILT ENVIRONMENT
 Pump Hill House
 20 Mount Pleasant
 Old, Norfolk
 IP22 4JZ
 01379 644633
 WWW.DURRANTS.COM



NOTE

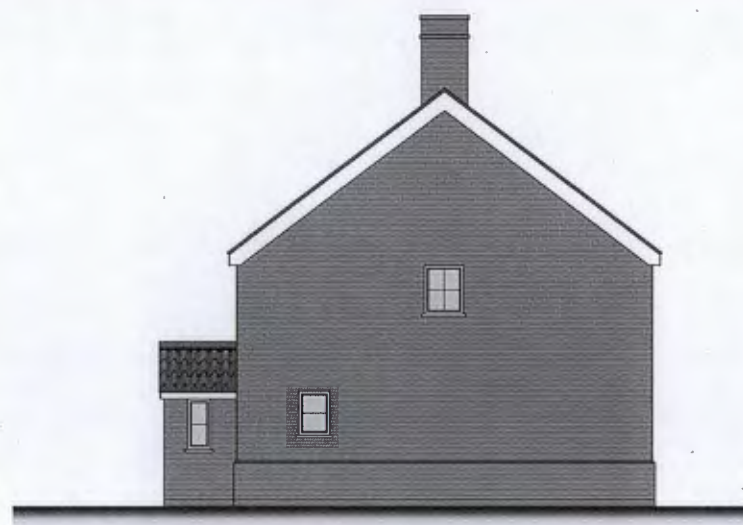
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FRONT ELEVATION
Scale 1:100



SIDE ELEVATION
Scale 1:100



REAR ELEVATION
Scale 1:100



SIDE ELEVATION
Scale 1:100

55

Drawn by: _____
Checked by: _____
Scale: _____

COMMENT

Client/Project:
**WEBSTER, KEELING & HILLEN
GROVE FARM
RESIDENTIAL DEVELOPMENT**

Drawing Title:
**HOUSE TYPE 5
PROPOSED ELEVATIONS**

Drawn	Checked	Des.	Scale	Date
JF	BB	A3	1:100	28.01.2014

Project No.	Drawing No.	Revision
300384	300384-20-10	

BUILT ENVIRONMENT
Pumpo Hill House
20 Market Hill
Diss, Norfolk
IP22 4JZ

01379 646603
WWW.DURRANTS.COM



NOTE

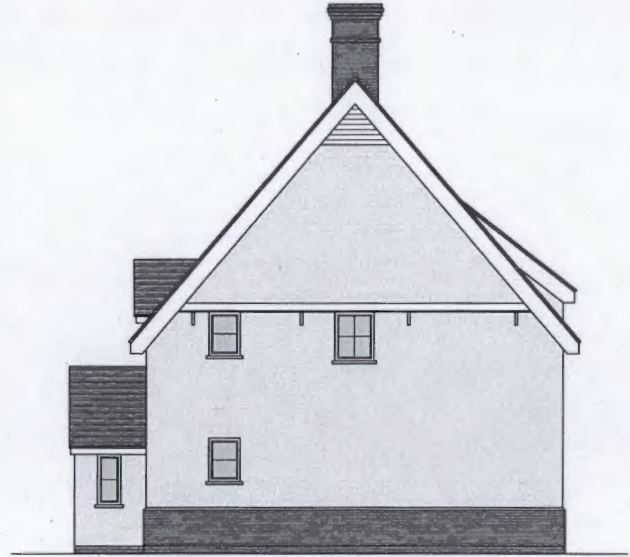
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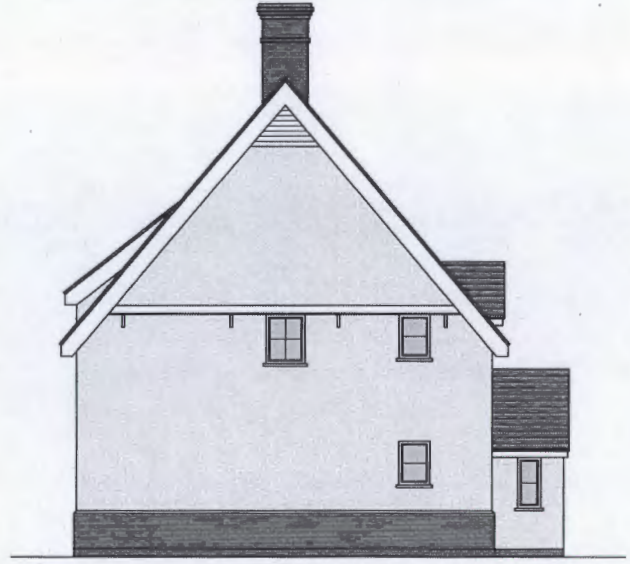
FRONT ELEVATION
Scale 1:100



SIDE ELEVATION
Scale 1:100



BACK ELEVATION
Scale 1:100



SIDE ELEVATION
Scale 1:100

56

Rev	Date	By	Checked	Comment

Client/Project	
Client:	WEBSTER, KEELING & HILLEN
Project:	GROVE FARM
Project:	RESIDENTIAL DEVELOPMENT

Drawing Title	
House Type:	HOUSE TYPE 5a
Alternative:	ALTERNATIVE ELEVATIONS

Drawn	Checked	Rev.	Scale	Date
JF	BB	A2	1:100	28.01.2014

Project No.	Drawing No.	Revision
300384	300384-2D-11	

BUILT ENVIRONMENT
 Pump Hill House
 2b Market Hill
 Old, Norfolk
 IP22 4LZ

01379 646023
 WWW.DURRANTS.COM

DURRANTS
 SINCE 1853

From: Stradbroke Parish Council [mailto:stradbrokepc@outlook.com]
Sent: 27 July 2015 21:10
To: Planning Admin
Cc: stuartgemmill@btinternet.com
Subject: Planning application 4005/14 - Grove Farm

Dear John Pateman-Gee,

On 27Jul15 Stradbroke Parish Council convened its Planning Committee to considered the revised planning application 4005/14 for 44 dwellings at Grove Farm, Queens Street, Stradbroke. It voted in favour to recommended approval by 5 votes for, 4 against and one abstention.

However it was noted it was unclear as to the breakdown of the proposed affordable dwellings from the application and the village was in need for affordable homes, suitable housing to support young families joining and climbing the housing ladder.

Conclusion:
Recommend approval

On behalf Stradbroke Parish Council,
Oliver Last
Vice Chairman

Consultee Comments for application 4005/14

Application Summary

Application Number: 4005/14

Address: Grove Farm, Queen Street, Stradbroke

Proposal: Erection of 54 dwellings together with associated garages, hardstanding drainage and infrastructure including new accesses

Case Officer: John Pateman-Gee

Consultee Details

Name: Mrs Carol Smy

Address: Felix Cottages Athelington Road, Horham, Eye IP21 5EG

Email: clerkspc@thesmys.com

On Behalf Of: Stradbroke Parish Clerk

Comments

Members considered the application in light of four letters submitted...3 against the proposal and one in favour. One letter raised concerns about protected wildlife in the area of the proposed development. The policies quoted appear to be adhered to but some members expressed concern at the large number of houses proposed in proportion to the size of the village. It was hoped that such a development, should it succeed would not lead to an over-urbanisation of such a rural village. It was noted that of the 54 proposed houses 12 would be affordable and 15 low cost but there was no clarification as to what these terms meant.

In the event a vote was taken and six members supported the application, five were against and one abstained. Approval recommended.



Consultation Response Pro forma

1	Application Number	4005/14 Grove Farm, Stradbroke	
2	Date of Response	10.7.15	
3	Responding Officer	Name:	Paul Harrison
		Job Title:	Enabling Officer
		Responding on behalf of...	Heritage
4	Summary and Recommendation (please delete those N/A) Note: This section must be completed before the response is sent. The recommendation should be based on the information submitted with the application.	<ol style="list-style-type: none"> 1. The Heritage Team considers that the proposal would cause <ul style="list-style-type: none"> • less than substantial harm to a designated heritage asset because it would erode the rural setting and character of Grove Farmhouse and to a lesser degree Stradbroke Hall, and erode the character and setting of the Stradbroke Conservation Area. 2. The Heritage Team recommends that 'clear and convincing' justification should be required establishing that the harm identified cannot be avoided or mitigated. Any harm that cannot be avoided or mitigated should be weighed against public benefits of the proposal. 	
5	Discussion Please outline the reasons/rationale behind how you have formed the recommendation. Please refer to any guidance, policy or material considerations that have informed your recommendation.	<p>The site is farmland associated historically with Grove Farmhouse, lying at the edge of Stradbroke. The historic core of Stradbroke extends east/west along Church Street and New Street and north along Queen Sreet. On the east of Queen Street stands the listed Stradbroke Hall, within an extensive rectangular moated enclosure. To the north of the moat stands the listed Grove Farmhouse with associated farm buildings. The farmland to the north and south of the moat retains areas of countryside close to the heart of the settlement which are important for the understanding and appreciation of the historic setting and significance of both the Hall and the farm.</p> <p>The moat has no formal designation, but is recorded in the County Historic Environment Record and should be treated as an undesignated heritage asset making an important contribution to the setting and significance of the listed Hall. The moat is unusually large and complex.</p> <p>The Stradbroke Conservation Area is drawn so as to include the moated area and Grove Farm's historic farmstead; it also includes an open area of farmland with modern buildings (corresponding to plot 12 on 10-03.F) which makes no particular contribution to the Conservation Area. The rural character of the site makes a positive contribution to the setting of the Conservation Area.</p>	

Please note that this form can be submitted electronically on the Councils website. Comments submitted on the website will not be acknowledged but you can check whether they have been received by reviewing comments on the website under the application reference number. Please note that the completed form will be posted on the Councils website and available to view by the public.

		<p>There are statutory duties requiring great weight to be given to avoiding harm to listed buildings and their settings, or to the character and appearance of conservation areas. The courts have recently confirmed that these duties have the effect of a presumption against harm. The NPPF accordingly gives great weight to the conservation of heritage assets (132), expects harm to be avoided or minimised (129), expects clear and convincing justification for any harm or loss (132), and expects harm that is less than substantial to be weighed against the public benefits of the proposal (134).</p> <p>Beyond the eastern corners of the moat is open agricultural land, but the land immediately north of the moat is used for more ancillary purposes – open-air storage and so forth, with more modern utilitarian buildings in addition to the historic buildings. This land has a more unkempt appearance which compromises its contribution to the rural setting of the historic buildings and the moat. To the north of the site, the existing housing development, appearing beyond the hedging, also erodes the rural character.</p> <p>Nonetheless, loss of direct connection to associated agricultural land will always be harmful to appreciation of the historic function and character of farmhouses and farm buildings. In the application scheme, built development of suburban character replaces open land across the site, with Grove Farmhouse and its outbuildings losing all sense of its spacious rural setting. With open countryside to the south and east, Stradbroke Hall and its moat would retain connection to the countryside, albeit reduced. The well-treed edge of the moat also creates a sense of seclusion in the immediate setting of the Hall.</p> <p>On the north side of the moat, the site appears to include some of the outer bank of the moat, and it is unclear how the boundary treatments of the houses would relate to the bank. Tree and shrub growth give a soft, green edge at this point which should be maintained. There may also be practical implications with to regard to maintenance of the moat. Access to the Hall Barn could also erode the rural character, but this might be appropriately controlled by landscape conditions.</p>
6	<p>Amendments, Clarification or Additional Information Required (if holding objection)</p>	<p>The application site is particularly sensitive with two listed buildings, two historic barns, an exceptional moated site, and a Conservation Area with countryside within the settlement. Some elements of the proposal, replacing</p>

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From: David Pizzey
Sent: 19 August 2015 10:19
To: John Pateman-Gee
Subject: RE: 300384 - MSDC Ref: 4005/14/Grove Farm, Queen Street, Stradbroke, Suffolk - Clarification of retained trees and numbering

John

This plan has been extremely useful in providing clarification on trees proposed for removal and retention. Overall the layout seems to accommodate the majority of good quality trees although concerns remain regarding a number of 'pinch points' between retained trees and development e.g. plots 16 & 18 and tree T14. Of the trees scheduled for removal these are, with a few exceptions, generally of limited amenity value and/or poor condition.

As previously advised, updated arboricultural information should now be provided in response to the final layout design. These details should include an assessment of the direct and indirect effects of the proposed design and where necessary recommend appropriate mitigation. Factors such as tree/hedge loss required to implement the design, potentially damaging activities in the vicinity of retained trees and construction proximity that might result in post development pressure for pruning/felling should all be taken into account. A Tree Protection Plan and Arboricultural Method Statement should also be submitted as part of the application.

David

David Pizzey
Arboricultural Officer
Babergh and Mid Suffolk District Councils - Working Together
E: david.pizzey@babergh.gov.uk
T: 01473 826662 & 01449 724555
www.babergh.gov.uk and www.midsuffolk.gov.uk

MID SUFFOLK DISTRICT COUNCIL**MEMORANDUM**

TO: John Pateman-Gee, Development Control Team

FROM: Jennifer Lockington, Environmental Protection Team

DATE: 13.04.2015

YOUR REF: 4005/14

SUBJECT: Grove Farm, Queen Street, Stradbroke
Erection of 54 dwellings together with associated garages, hardstanding
drainage and infrastructure including new access

Please find below my comments regarding 'Environmental Health – Land contamination' only.

Thank you for your consultation on the above application.

I have reviewed the Phase 1 (Desk Study) Ground Contamination Report, by Bingham:Hall Associates, dated 27th June 2014. This shows that the land has previously been used for agricultural purposes, including a saw pit. There are currently barns and more modern agricultural buildings on the site, and I understand that two barns are to be redeveloped into residential dwellings. Although the report notes that there is a bunded fuel tank in building 2 with some staining nearby on the concrete slab, there is some staining on the concrete floor slab inside building 3 from oil and grease storage, and there has been tractor and other vehicle storage and maintenance, overall there is a low risk of contamination. It is concluded that no further investigation is required. The fuel tank must be appropriately removed from the site.

There are two piles of asbestos sheeting on the site, which should be removed and disposed of appropriately.

The saw mill was not present on maps in 1979 and the area is considered low risk of contamination. Any infilled materials are unlikely to pose a risk now.

In the local surrounding area, Stradbroke Garage is now obsolete, the buildings have been demolished but there is no information available about the status of the underground fuel tanks. Although this garage is close to the boundary that has been highlighted in the Phase 1 report, I note that the development boundary is smaller and the garage is approximately 130m from the closest proposed residential property. Therefore, this site is considered low risk to the development and no further investigation is required.

Overall, I can confirm that I have no objections with respect to the application. I would request that the Environmental Protection team is contacted in the event of unexpected ground conditions being encountered during construction and that the developer is made aware that the responsibility for the safe development of the site lies with them.

Kind regards

Jennifer Lockington
Environmental Protection Officer

DEVELOPMENT CONTROL

□ MID SUFFOLK DISTRICT
COUNCIL
ENVIRONMENTAL

Planning Consultation – Other Issues

Application Reference: 4005/14/FUL AMENDED PLANS	Officer Allocated to: PJS
Location of Proposed Development: Grove Farm, Queen Street, Stradbroke	
Details: Erection of 54 dwellings together with associated garages, hardstanding drainage and infrastructure including new accesses	
Date Documents Received: 14/07/2015	Date Reply Required by Planning: 04/08/2015
Objections:	
<p>Recommendations/Comments:</p> <p>Thank you for the opportunity to comment further on the above application. My original comments still apply and I have reproduced those below.</p> <p>Noise from the proposed development could affect the amenity of the wider neighbourhood over the period of time it takes to complete.</p> <p>In order to minimise loss of amenity, I would recommend you consider a condition limiting the working hours during development to 07:30 – 18:00 hours Monday to Friday and 08:00 – 13:00 hours Saturday, with no work to take place on Sundays or Bank Holidays.</p> <p>Reason: In the interests of residential amenity.</p> <p>Signed: Philippa Stroud</p> <p>Date: 15 July 2015</p>	

DISCLAIMER: This information has been produced by Suffolk County Council's Natural Environment Team on behalf of Mid Suffolk District Council, at their request. However, the views and conclusions contained within this report are those of the officers providing the advice and are not to be taken as those of Suffolk County Council.

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Landscape Planning Officer
Natural Environment Team
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Mr J Pateman-Gee
Planning Services
Mid Suffolk District Council
131 High Street
Needham Market
Suffolk IP6 8DL

Your Ref: 4005/14 and 4006/14
Our Ref: Landscape/MSDC/Stradbroke
Date: 18th August 2015

Dear John,

Proposal: Erection of 54 dwellings together with associated garages, hardstanding, drainage infrastructure including new accesses

Location: Grove Farm, Queen Street, Stradbroke

Application No: 4005 / 14 Re-consultation

Thank you for your re-consultation letter dated 14th July 2015. Based on the amended information provided, and my further site visit carried out on the 30th July, I have updated my comments regarding this application. Please note my earlier comments dated 19th June should still be considered.

I have referred to the Concept Master Plan Diagram 10-03 Revision H and the Hall Barn Proposed Site Plan 30-00 Revision B. I previously commented on the Site Layout Plan Revision H. This plan has not been amended but still forms part of the submission for the two barn conversions 4006/14.

The development site area has been amended in order to reflect the ancient field boundary hedgerow and water course as its eastern boundary. The low lying meadows beyond this hedge are retained as grazing meadows, SUDS area/drainage land and public open space.

I have discussed matters relating to trees with David Pizzey and note his response relating to the application dated 21st July. Whilst the application is accompanied by a comprehensive Tree Survey (dated 1st July 2014) there is no specific assessment of the impact of development on the trees and hedges within the site area.

My ongoing concerns relating to this development are as follows:

Site frontage; west site boundary

Having looked again at the space available it does not appear that there is sufficient space to retain the watercourse and create a new footway alongside the road. I note that the water course is a key element within the FRA (July 2014). I suggest the LPA will need to seek detailed advice from the SCC Flood and Water Team and Highway officers regarding the detail here.

Furthermore whilst the use of hedging and new trees to form the street frontage help to preserve the character to the street scene the frontage space behind the water course will not be sufficient to allow for effective landscape treatment.

East site boundary and loss of mature field hedge

This hedgerow and water course, identified as important under the Hedgerows Regulations 1997 has been indicated for retention in the revised scheme. However the layout as currently proposed will create difficulties for the long term survival of the hedge and trees due to the close proximity of plots, parking spaces and gardens.

Construction works will impinge on the edge of the water course and hedge (H2) e.g. at plots 36a, 37a, 41a and the visitor parking area. There are two proposed access points to the water meadows and Hall barn. One appears to be a new access, close against the ash tree T25 and involving hedge removal. The more southerly access appears to be based on the existing gateway but re-configured. Ideally hedge crossing points should be at right angles to minimise damage to the feature. There is also a proposal within the FRA to widen and re-profile this watercourse to take surface water sewers from the development. It is not clear what the impact on the hedge and the watercourse of this work will be. Space for construction, hedge protection, restoration and management needs to be accommodated within the layout.

Further consideration of the needs to protect the visual amenity and habitat value of this hedgerow with its trees and water course is essential. The provision of a full Arboricultural Impact Assessment should highlight these issues and inform suitable layout amendments.

Northern boundary hedges and trees

There appear to be inconsistencies between the proposed layout and the tree survey provided to date on the northern boundary. Group 17 trees are incorrectly plotted. Specifically the tree/hedge canopy extends over the edge of the field and there is a water course running along the field edge. It is not clear how this will be designed into the layout or managed in the long term as space for access does not appear to have been included.

Furthermore it appears that tree groups G18 and G19 and large ash T31 will be compromised by the close proximity of plots in particular Plot 24 with its garage constructed on the edge of the watercourse.

The remaining large oak and horse chestnut trees T32 to T35 extend over the field and site area. Close proximity of certain parts of the development is likely to create conflict in the future. In particular T33, 34, and 35 oak and horse chestnut will cut out most natural light into the smaller gardens which are also north facing.

Further consideration of the needs to protect the visual amenity and habitat value of this hedgerow and trees and water course is essential. The provision of a full Arboricultural Impact Assessment should highlight these issues and inform suitable layout amendments.

Open space

The resulting visual impact of estate houses on the valley landscape will be significant due to the unsatisfactory relationship of housing to the open meadow. Whilst the layout now indicates the retention of the watercourse and hedge some of the construction works needed will compromise the integrity of this landscape feature. Larger ash trees (T25 and 26) will be removed contrary to the advice in the Tree Report and this will open up the development to wider views. There are views of the site from the public footpath, allotments and community space to the east of Drapers Hill. From this space it becomes clear how important the site boundary trees will be in terms of buffering wider site views.

Plots are shown built on the sloping edge of the field immediately adjacent to the water course. This close proximity in conjunction with the proposed widening of the water course will cause significant conflict with the necessary protection of the hedgerow.

I suggest that the following matters of public open space and access should also be considered, these are matters which the MSDC open space team may advise you on in more detail.

There is currently little information as to how the community meadows will be laid out or managed. It may be beneficial to create some additional public access to this area with links to the wider countryside and village.

There is currently no provision for play space proposed within the development. I suggest that this is a shortcoming of the proposal; children will require play space in addition to the more natural open space within the meadow landscape. This will be especially pertinent as garden sizes for many of the houses are limited in size.

The current layout does not clarify ownership or management responsibilities for the some of the boundary areas of the development. In many cases the limited garden size and restricted access to rear gardens are likely to make tree and hedge management problematical and costly.

Impact on the moat and setting of the Conservation Area

There are seven plots placed relatively close to the moat on its northern side. This proximity and impact on the hedge and trees will have a visual impact on the setting of the

moat and Conservation Area. Garaging at Plots 15, 16 and 18 will extend into the sloping outer edge of the moat and will involve cutting back the hedged/shrubby edge. If the development is built as shown the access for the tree management will be restricted. Access to manage the moat and its embankment for long term management on the north side would be almost impossible.

The trees located to the east of Grove farmhouse could offer a buffer between the historic elements and new housing but these are shown to be removed by Plot 12 and its garden area. Elements of Plot 10 and 12 and a visitor parking area are arranged close against the barns to the Grove Farm House. These are in need of repair and may need access space for refurbishment. The location of visitor spaces close to both Plot 10 and 12 compromises the use of these spaces for new tree planting. No other public amenity planting areas are proposed so there is a risk that parking will dominate the external environment of the development.

In terms of the conversion Grove Farm barn I have concerns over the loss of the two oak trees and lack of space for new planting with both the west and north elevations tight against the roadway.

In order to assist with creating a less suburban setting for the Grove Farm barn and the development generally I would expect the highway detailing to be designed in accordance with the relevant objectives and detailing set out within the SCC Suffolk Manual.

In terms of Hall Barn (4006/14) the amended plan now shows the ownership boundary extended around the pond so that this will fall wholly within the residential curtilage. The plot and landscape design would need to be carefully detailed in order to ensure that its rural character and ecological value is retained. This will also help to ensure an appropriate setting for the converted barn.

I understand that access for machinery and cattle for the grazing of meadows to the south of the open space area will be through the new estate and off the access provided between plots 20 and 42a. The open space area will be accessed from the new point created between plots 40a and 42a.

CONCLUSION

Residential development of this site will have an impact on its intrinsic landscape features. However with suitable design changes the development could be minimised and become acceptable in landscape terms. The layout as currently presented creates the following difficulties:

1. The development will compromise the presence of a significant hedge, watercourse and large trees along the site boundaries due to the close proximity of construction work for the plots and parking areas.
2. The lack of an arboricultural assessment (based on current layout), means that the full impact on important trees/hedges from the development, construction work and residential pressures has not yet been properly evaluated and or informed the layout.

Therefore I suggest that this information is required for consideration by the Arboricultural Officer prior to determination of the application.

3. The proposed housing layout and design for the frontage of the site does not respond effectively to the local character of the village or to the street frontage due to the lack of space available to successfully retain natural features and new green pockets within the site.
4. There are aspects of the design of the external spaces within the scheme which have not been adequately addressed and which cannot be resolved by condition. Given that the application is in full design matters such as the arrangement of parking, alignment and treatment of boundaries and space for new planting (whether tree/hedge/shrub) need to be resolved prior to determination. The full design detail and specification of hard and soft landscape work can be required by condition prior to commencement, to be agreed with the LPA and implemented in full.

RECOMMENDATION

Should the principle of development of this site be supported we would like to work with the developer and officer team to ensure a more satisfactory designed layout and detailing is achieved.

Once outstanding matters have been resolved satisfactorily then conditions relating to the following matters should be applied to a planning consent. We will be happy to advise on the final wording of conditions as required.

- Boundary detailing
- Hard landscape details (including highway design detailing and parking areas)
- Detail of access driveways and gateways to neighbouring land
- Soft landscape details
- Landscape design and management of the meadow open space area
- Long term management arrangements for the open space and any other communal areas
- External lighting design
- Provision for refuse domestic waste presentation spaces
- Tree and hedge/water course protection
- Arboricultural method statement including management of trees/hedges
- Services and drainage installations

Please let me know if you have any queries relating to matters raised in this letter.

Yours sincerely

Anne Westover BA Dip LA CMLI
Landscape Planning Officer

DISCLAIMER: This information has been produced by Suffolk County Council's Natural Environment Team on behalf of Babergh District Council, at their request. However, the views and conclusions contained within this report are those of the officers providing the advice and are not to be taken as those of Suffolk County Council.

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Your Ref: 4005/15
Our Ref: Ecology/MSDC/Grove Fm Stradbroke
Date: 13th August 2015

Mr John Pateman Gee
Planning Dept
Mid Suffolk District Council
131 High St
Needham Market
Suffolk
IP6 8DL

Dear John,

Proposal: Erection of 54 dwellings together with associated garages, hardstanding, drainage infrastructure including new accesses

Location: Grove Farm, Queen Street, Stradbroke

Application No: 4005 / 14

Based on the ecological report recently provided by the applicant, I offer the following comments:

Likely Ecological Impacts

The likely impacts of the proposed development on biodiversity have been assessed in line with professional best practice; the surveys and assessments have been carried out by suitably qualified ecologists with the necessary skills and experience to conduct these types of assessments and appropriate reports submitted.

The Protected Species Assessment (Finnemore Associates, Nov 2014) and the Ecological Appraisal (Mill House Ecology, July 2015) provide survey and assessment of likely impacts on Protected and Priority Species and Habitats. Unless amended again, sufficient surveys have now been carried out to assess the likely impacts of the proposed development on biodiversity.

However the recommendations provided have been based on the assumption that existing trees will be retained. This does not seem to be the case for Tree 26 - currently has

resident wild bees - or Tree 31 – both of which the Arboricultural Assessment (Coombes, August 2014) suggests retention as conservation stumps. These trees do not appear on the latest concept masterplan diagram (Drawing 10-03 Rev H) so it is possible that the likely impacts have not been fully assessed due to repeated changes in the design layout and no drawing to show the trees to be lost to the development. It would be helpful to confirm this as any losses of trees consented will trigger additional checks for bats. Please note that roadside Tree X1 to be lost for highways visibility has been assessed for bats although it does not appear on other plans for the development.

As there are bat roosts present on the development site and some commuting and foraging habitat will be lost, there is need for ensure that all new lighting avoids illumination of boundary hedgerows and mature trees to avoid impacts on bats. A detailed scheme of lighting to minimise light falling on boundary trees and hedgerows, using directional LED or lamps fitted with shields should therefore also be secured by a condition of any consent.

The conclusion is that, with mitigation secured and implemented in full and appropriate licences obtained from Natural England, the proposed development is unlikely to have any significant impact on biodiversity. Although there is potential for impacts on nesting birds including owls, and hedgehogs, this can easily be avoided by timing of such works and compensatory measures both secured by condition of any consent.

Other issues

Construction of the proposed swales for SuDS and public open space will need to avoid any damage to boundary hedgerows (H2 and H4 which are both Priority Habitat). This work should be retained and protected to avoid any impacts on reptiles, amphibians and small mammals.

The deliverability of requirements eg for protection of trees & watercourse as well as compensatory planting with native species, is not clear as there is limited space within the design layout. The LPA should be satisfied that any consented scheme can be achieved without additional losses to biodiversity.

Recommendations

1. The applicant has provided sufficient information to allow the LPA to discharge its duties under the Habitats Regulations.

However as the conversion of Grove Farm barns and Stradbroke Hall barns will require approval from Natural England, the applicant should provide a copy of the approved licence for bats or evidence that this is not necessary to avoid deliberate disturbance to these European Protected Species, as a pre commencement condition.

PRIOR TO COMMENCEMENT: EUROPEAN PROTECTED SPECIES LICENCE

"Prior to commencement of the development affecting Grove Farm barns and Stradbroke Hall barns, the LPA will confirm, in writing, receipt from the applicant of a copy of the European Protected Species licence, issued by Natural England, pursuant to Reg 53 of The Conservation of Habitats and Species Regulations, 2010, authorising the construction activity to go ahead."

2. A condition for lighting design to minimise impacts on bats will be required to avoid deliberate disturbance to these European Protected Species and light sensitive

biodiversity. The following model condition is taken from BS42020:2013 Biodiversity – Code of practice for planning and development :

PRE COMMENCEMENT: LIGHTING DESIGN SCHEME

“Prior to commencement, a lighting design scheme for biodiversity” shall be submitted to and approved in writing by the local planning authority. The scheme shall

- a) Identify those features on site that are particularly sensitive for bats and that are likely to cause disturbance along important routes used for foraging; and*
- b) Show how and where external lighting will be installed (through the provision of appropriate lighting contour plans and technical specifications) so that it can be clearly demonstrated that areas to be lit will not disturb or prevent bats using their territory.*

All external lighting shall be installed in accordance with the specifications and locations set out in the scheme and maintained thereafter in accordance with the scheme. Under no circumstances should any other external lighting be installed without prior consent from the local planning authority.”

3. In order to secure all recommendations in the Ecological Appraisal and Protected Species Assessment reports, I would expect the preparation of both a Construction Environmental Management Plan (CEMP) prior to commencement and a Landscape & Ecological Management Plan (LEMP), particularly for the SuDS area, prior to 1st occupation. Submission for approval and implementation of both plans in full should be conditions of any planning consent.

PRIOR TO COMMENCEMENT: CONSTRUCTION ENVIRONMENTAL MANAGEMENT PLAN

“No development shall take place (including vegetation clearance or ground works) until a construction environmental management plan (CEMP) shall be submitted to and be approved in writing by the local planning authority. The content of the CEMP shall include the following

- a) Risk assessment of potentially damaging construction activities*
- b) Identification of “biodiversity protection zones”*
- c) Practical measures to avoid or reduce impacts during construction*
- d) Location and timing of sensitive works to avoid harm to biodiversity features*
- e) Times during construction when specialist ecologist need to be present on site to oversee works*
- f) Responsible persons and lines of communication*
- g) Use of protective fences, exclusion barriers and warning signs*

The approved plan shall be adhered to and implemented in full throughout the construction period for all phases strictly in accordance with the approved consent, unless otherwise agreed in writing by the local planning authority.”

PRIOR TO FIRST OCCUPATION: LANDSCAPE AND ECOLOGICAL MANAGEMENT PLAN

“Prior to 1st occupation of any phase, a Landscape and Ecological Management Plan (LEMP) shall be submitted to and be approved in writing by the local planning authority. The content of the LEMP shall include the following:

- a) Description and evaluation of the features to be managed and enhanced*
- b) Aims and objectives of management*
- c) Appropriate management options for achieving aims and objectives*

- d) Prescriptions for management actions
- e) Preparation of a work schedule (including annual work plan capable of being rolled forward over a five year period)
- f) Details of the body or organisation responsible for implementation of the plan
- g) Ongoing monitoring and remedial measures

The LEMP shall also include details of the legal and funding mechanisms by which the long term implementation of the plan will be secured by the developer with the management body responsible for its delivery. The plan shall also set out how contingencies and/or remedial action will be identified, agreed and implemented so that the development still delivers the fully functioning biodiversity objectives of the originally approved scheme. The approved plan will be implemented in accordance with the approve details."

Reasons

1. The use of a condition requiring a copy of a licence from Natural England helps the LPA to discharge its obligations under s17 of the Crime and Disorder Act (1998) where it is obliged in the exercise of all its various functions to do all that it can to prevent crime in its area.
2. The applicant has now provided sufficient information to allow the LPA to discharge its duties under s40 of the NERC Act 2006 (Priority Species)
3. This additional information requested is relevant, necessary and material to the application in accordance with Para 193 of the NPPF.

I have made these recommendations in order to minimise the impact of the proposal on ecology and having due regard for the NPPF and Policy CS5, as well as the statutory obligations of the LPA.

Yours sincerely

Sue Hooton CEnv CMIEEM
Senior Ecologist



**Ministry
of Defence**

**Defence
Infrastructure
Organisation**

John Pateman-Gee
Mid Suffolk District Council
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E-mail: DIO-safeguarding-statutory@mod.uk
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Your Reference: **4005/14**
Our reference: D/DIO/43/20 (2015/395)

01 April 2015

Dear John,

MOD Safeguarding – SITE OUTSIDE SAFEGUARDING AREA

Proposal: Erection of 54 dwellings together with associated garages, hardstanding drainage and infrastructure including new accesses

Location: Grove Farm, Queen Street, Stradbroke

Grid Ref: 623058, 274339

Planning Ref: 4005/14

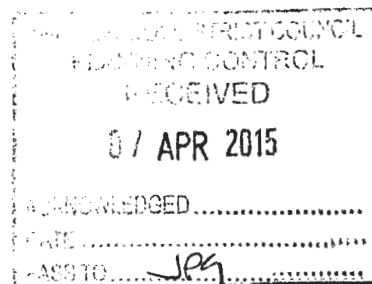
Thank you for consulting Defence Infrastructure Organisation (DIO) on the above proposed development. This application relates to a site outside of Ministry of Defence safeguarding areas. I can therefore confirm that the Ministry of Defence has no safeguarding objections to this proposal.

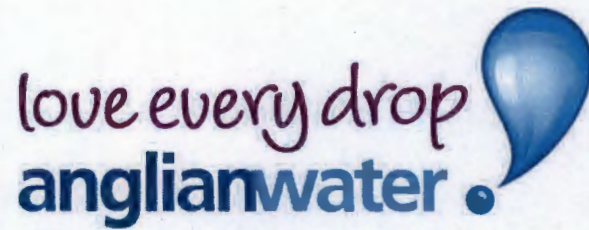
I trust this adequately explains our position on this matter.

Yours sincerely



Laura Nokes





**Planning Applications – Suggested Informative
Statements and Conditions Report**

AW Reference:	00006364
Local Planning Authority:	Mid Suffolk District
Site:	Grove Farm, Queen Street, Stradbroke
Proposal:	Erection of 54 dwellings
Planning Application:	4005/14

Prepared by Olivia Powter

Date 17 April 2015

If you would like to discuss any of the points in this document please contact me on 01733 414690 or email planningliaison@anglianwater.co.uk

ASSETS

Section 1 – Assets Affected

- 1.1 There are assets owned by Anglian Water or those subject to an adoption agreement within or close to the development boundary that may affect the layout of the site. Anglian Water would ask that the following text be included within your Notice should permission be granted.

"Anglian Water has assets close to or crossing this site or there are assets subject to an adoption agreement. Therefore the site layout should take this into account and accommodate those assets within either prospectively adoptable highways or public open space. If this is not practicable then the sewers will need to be diverted at the developers cost under Section 185 of the Water Industry Act 1991. or, in the case of apparatus under an adoption agreement, liaise with the owners of the apparatus. It should be noted that the diversion works should normally be completed before development can commence."

WASTEWATER SERVICES

Section 2 – Wastewater Treatment

- 2.1 The foul drainage from this development is in the catchment of Eye Water Recycling Centre that will have available capacity for these flows.

Section 3 – Foul Sewerage Network

- 3.1 The sewerage system at present has available capacity for these flows. If the developer wishes to connect to our sewerage network they should serve notice under Section 106 of the Water Industry Act 1991. We will then advise them of the most suitable point of connection.

Section 4 – Surface Water Disposal

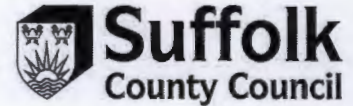
- 4.1 The surface water strategy/flood risk assessment submitted with the planning application is not relevant to Anglian Water and therefore this is outside our jurisdiction for comment and the Planning Authority will need to seek the views of the Environment Agency.

We request that the agreed strategy is conditioned in the planning approval.

Section 5 – Trade Effluent

- 5.1 Not applicable.
-

Your Ref: MS/4005 /14
 Our Ref: 570\CON\2142\15
 Date: 7 August 2015
 Highways Enquiries to: colin.bird@suffolk.gov.uk



All planning enquiries should be sent to the Local Planning Authority.
 Email: planningadmin@midsuffolk.gov.uk

The Planning Officer
 Mid Suffolk District Council
 Council Offices
 131 High Street
 Ipswich
 Suffolk
 IP6 8DL

For the Attention of: John Pateman-Gee

Dear Sir/Madam

TOWN AND COUNTRY PLANNING ACT 1990 - CONSULTATION RETURN MS/4005 /14

PROPOSAL: Erection of 54 dwellings together with associated garages, hardstanding drainage and infrastructure including new accesses

LOCATION: Grove Farm, Queen Street, Stradbroke, Suffolk

ROAD CLASS:

We would not wish to object to this application.

The revised drawing addresses some of the issues relating to possible adoption of the proposed estate roads. However, some issues remain to be dealt with before adoption could proceed:

1. The first bend appears to present pedestrians with a significant diversion around a green area. In practise people will follow a direct desire line and consideration should be given to revising the position of the footpath.
2. The first shared surface road does not have footways extending 2m beyond the ramp as shown on the other shared surface.
3. On the second shared surface there are no service strips shown. Also allocated spaces are shown adjacent to the shared surface. These could not be adopted so would need to be private and separated from the road by the service strip. The visitor spaces are in the far corner and too remote.
4. At the far end of the main estate road the footway will be adjacent to a retained historic drainage ditch. Barriers may be required for the safety of pedestrians.

As in our previous response we would require a S106 contribution of £4000 towards improvements at the nearest two bus stops

Notice is hereby given that the County Council as Highway Authority recommends that any permission which that Planning Authority may give should include the conditions shown below:

1

No part of the development shall be commenced until details of the proposed pedestrian crossing on Queen Street have been submitted to and approved in writing by the Local Planning Authority. The approved scheme shall be carried out in its entirety and made available for use prior to the occupation of the development.

Reason: To ensure the crossing is built to an appropriate standard and brought into use at the appropriate time in the interest of highway safety.

2 AL 2

Condition: No part of the development shall be commenced until details of the proposed access (including the position of any gates to be erected and visibility splays provided) have been submitted to and approved in writing by the Local Planning Authority. The approved access shall be laid out and constructed in its entirety prior to the occupation of the property.

Thereafter the access shall be retained in its approved form.

Reason: To ensure that the access is designed and constructed to an appropriate specification and made available for use at an appropriate time in the interests of highway safety.

3 NOTE 15

Note: The works within the public highway will be required to be designed and constructed in accordance with the County Council's specification.

The applicant will also be required to enter into a legal agreement under the provisions of Section 278 of the Highways Act 1980 relating to the construction and subsequent adoption of the highway improvements. Amongst other things the Agreement will cover the specification of the highway works, safety audit procedures, construction and supervision and inspection of the works, bonding arrangements, indemnity of the County Council regarding noise insulation and land compensation claims, commuted sums, and changes to the existing street lighting and signing.

4 NOTE 16

Note: The proposed pedestrian crossing will be situated within the public highway. Before any works are carried out the applicant will need to enter into a legal agreement with Suffolk County Council as Highway Authority. Suffolk County Council's Area Manager must be contacted at 00000.

5 P 2

Condition: Before the development is commenced details of the areas to be provided for the [LOADING, UNLOADING,] manoeuvring and parking of vehicles including secure cycle storage shall be submitted to and approved in writing by the Local Planning Authority. The approved scheme shall be carried out in its entirety before the development is brought into use and shall be retained thereafter and used for no other purpose.

Reason: To ensure the provision and long term maintenance of adequate on-site space for the parking and manoeuvring of vehicles, where on-street parking and manoeuvring would be detrimental to highway safety.

6 V 3

Condition: Before the access is first used clear visibility at a height of 0.6 metres above the carriageway level shall be provided and thereafter permanently maintained in that area between the nearside edge of the metalled carriageway and a line 90 metres from the nearside edge of the metalled carriageway at the centre line of the access point (X dimension) and a distance of 2.4 metres in each direction along the edge of the metalled carriageway from the centre of the access (Y dimension).

Notwithstanding the provisions of Part 2 Class A of the Town & Country Planning (General Permitted Development) Order 1995 (or any Order revoking and re-enacting that Order with or without modification) no obstruction over 0.6 metres high shall be erected, constructed, planted or permitted to grow within the areas of the visibility splays.

Reason: To ensure vehicles exiting the drive would have sufficient visibility to enter the public highway safely, and vehicles on the public highway would have sufficient warning of a vehicle emerging to take avoiding action.

7 B2

Condition: Before the development is commenced details of the areas to be provided for storage of Refuse/Recycling bins shall be submitted to and approved in writing by the Local Planning Authority.

The approved scheme shall be carried out in its entirety before the development is brought into use and shall be retained thereafter for no other purpose.

Reason: To ensure that refuse recycling bins are not stored on the highway causing obstruction and dangers for other users.

8 D 1

Condition: Prior to the access being constructed the ditch beneath the proposed access shall be piped or bridged in accordance with details which previously shall have been submitted to and approved in writing by the Local Planning Authority and shall be retained thereafter in its approved form. (See Note 6).

Reason: To ensure uninterrupted flow of water and reduce the risk of flooding of the highway.

9 ER 1

Condition: Before the development is commenced, details of the estate roads and footpaths, (including layout, levels, gradients, surfacing and means of surface water drainage), shall be submitted to and approved in writing by the Local Planning Authority.

Reason: To ensure that roads/footways are constructed to an acceptable standard.

10 ER 2

Condition: No dwelling shall be occupied until the carriageways and footways serving that dwelling have been constructed to at least Binder course level or better in accordance with the approved details except with the written agreement of the Local Planning Authority.

Reason: To ensure that satisfactory access is provided for the safety of residents and the public.

11 HGV1

Condition: All HGV traffic movements to and from the site over the duration of the construction period shall be subject to a Deliveries Management Plan which shall be submitted to the planning authority for approval a minimum of 28 days before any deliveries of materials commence.

No HGV movements shall be permitted to and from the site other than in accordance with the routes defined in the Plan.

The site operator shall maintain a register of complaints and record of actions taken to deal with such complaints at the site office as specified in the Plan throughout the period of occupation of the site.

Reason: To reduce and / or remove as far as is reasonably possible the effects of HGV traffic in sensitive areas.

12 NOTE 02

Note 2: It is an OFFENCE to carry out works within the public highway, which includes a Public Right of Way, without the permission of the Highway Authority.

Any conditions which involve work within the limits of the public highway do not give the applicant permission to carry them out. Unless otherwise agreed in writing all works within the public highway shall be carried out by the County Council or its agents at the applicant's expense.

The County Council's Central Area Manager must be contacted on Telephone: 01473 341414. Further information go to: www.suffolk.gov.uk/environment-and-transport/highways/dropped-kerbs-vehicular-accesses/

A fee is payable to the Highway Authority for the assessment and inspection of both new vehicular crossing access works and improvements deemed necessary to existing vehicular crossings due to proposed development.

13 NOTE 06

Note: The proposal will require the piping of a ditch.

As the proposal requires work affecting an ordinary watercourse, including a ditch, whether temporary or permanent, then consent will be required from Suffolk County Councils' Flood and Water Management team. Application forms are available from the SCC website:

<http://www.suffolk.gov.uk/environment-and-transport/planning-and-buildings/land-drainage>.

Applications for consent may take up to 8 weeks to determine and will incur an additional fee.

14 NOTE 07

Note: The Local Planning Authority recommends that developers of housing estates should enter into formal agreement with the Highway Authority under Section 38 of the Highways Act 1980 relating to the construction and subsequent adoption of Estate Roads.

Yours faithfully

Mr Colin Bird
Development Management Engineer
Highway Network Management Group
Economy, Skills & Environment

For The Attention of: John Pateman-Gee

Public Rights of Way Response

Thank you for the additional correspondence in relation to the above planning application.

Please accept this email as confirmation that we have no further comment to make in addition to our original response dated 29/5/15.

Regards

Jackie Gillis



Rights of Way Support Officer


Countryside Access Development Team

Rights of Way and Access

Economy Skills and Environment, Suffolk County Council

Endeavour House (Floor 5, Block 1), 8 Russell Road, Ipswich, IP1 2BX

 (01473) 260811 |  PROWPlanning@suffolk.gov.uk |

 <http://publicrightsofway.onesuffolk.net/>

For great ideas on visiting Suffolk's countryside visit www.discoversuffolk.org.uk

MID SUFFOLK DISTRICT COUNCIL**MEMORANDUM**

TO: John Pateman-Gee, Development Control Team

FROM: Jennifer Lockington, Environmental Protection Team

DATE: 13.04.2015

YOUR REF: 4005/14

SUBJECT: Grove Farm, Queen Street, Stradbroke
Erection of 54 dwellings together with associated garages, hardstanding
drainage and infrastructure including new access

Please find below my comments regarding 'Environmental Health – Land contamination' only.

Thank you for your consultation on the above application.

I have reviewed the Phase 1 (Desk Study) Ground Contamination Report, by Bingham:Hall Associates, dated 27th June 2014. This shows that the land has previously been used for agricultural purposes, including a saw pit. There are currently barns and more modern agricultural buildings on the site, and I understand that two barns are to be redeveloped into residential dwellings. Although the report notes that there is a bunded fuel tank in building 2 with some staining nearby on the concrete slab, there is some staining on the concrete floor slab inside building 3 from oil and grease storage, and there has been tractor and other vehicle storage and maintenance, overall there is a low risk of contamination. It is concluded that no further investigation is required. The fuel tank must be appropriately removed from the site.

There are two piles of asbestos sheeting on the site, which should be removed and disposed of appropriately.

The saw mill was not present on maps in 1979 and the area is considered low risk of contamination. Any infilled materials are unlikely to pose a risk now.

In the local surrounding area, Stradbroke Garage is now obsolete, the buildings have been demolished but there is no information available about the status of the underground fuel tanks. Although this garage is close to the boundary that has been highlighted in the Phase 1 report, I note that the development boundary is smaller and the garage is approximately 130m from the closest proposed residential property. Therefore, this site is considered low risk to the development and no further investigation is required.

Overall, I can confirm that I have no objections with respect to the application. I would request that the Environmental Protection team is contacted in the event of unexpected ground conditions being encountered during construction and that the developer is made aware that the responsibility for the safe development of the site lies with them.

Kind regards

Jennifer Lockington
Environmental Protection Officer