

Public Document Pack

DEVELOPMENT CONTROL COMMITTEE B

DATE	Wednesday 11 May 2016
PLACE	Council Chamber, Council Offices, High Street, Needham Market
TIME	9.30 a.m.

Please ask for: Val Last
Direct Line: 01449 724673
Fax Number: 01449 724696
E-mail: val.last@baberghmidsuffolk.gov.uk

3 May 2016

The Council, members of the public and the press may record/film/photograph or broadcast this meeting when the public and press are not lawfully excluded. Any member of the public who attends the meeting and wishes to be filmed should advise the Committee Clerk.

AGENDA

1. Apologies for absence/substitutions
2. To receive any declarations of pecuniary or non-pecuniary interest by members
3. Declarations of lobbying
4. Declarations of personal site visits
5. Confirmation of the minutes of the meeting held on 6 April 2016

Report SA/11/16 Pages A to D

6. To receive notification of petitions in accordance with the Council's Petition Procedure
7. Questions from Members

The Chairman to answer any questions on any matters in relation to which the Council has powers or duties which affect the District and which fall within the terms of reference of the Committee of which due notice has been given in accordance with Council Procedure Rules.

8. Schedule of planning applications

Report SA/12/16

Pages 1 to 81

Note: *The Chairman may change the listed order of items to accommodate visiting Ward Members and members of the public.*

9. Site Inspection

Note: *Should a site inspection be required for any of the applications this will be held on Wednesday, 18 May 2016 (exact time to be given). The Committee will reconvene after the site inspection at 12:00 noon in the Council Chamber.*

Would Members please retain the relevant papers for use at that meeting.

10. Urgent business – such other business which, by reason of special circumstances to be specified, the Chairman agrees should be considered as a matter of urgency

(Note: Any matter to be raised under this item must be notified, in writing, to the Chief Executive or District Monitoring Officer before the commencement of the meeting, who will then take instructions from the Chairman.)

Notes:

1. The Council has adopted a Charter for Public Speaking at Planning Committees. A link to the full charter is provided below.

<http://www.midsuffolk.gov.uk/assets/UploadsMSDC/Organisation/Democratic-Services/Constitution/Revised-2015/Pages-22-25-Charter-on-Public-Speaking-Planning-Committee-Extract-for-web.pdf>

Those persons wishing to speak on a particular application should arrive in the Council Chamber early and make themselves known to the Officers. They will then be invited by the Chairman to speak when the relevant item is under consideration. This will be done in the following order:

- Parish Clerk or Parish Councillor representing the Council in which the application site is located
- Objectors
- Supporters
- The applicant or professional agent / representative

Public speakers in each capacity will normally be allowed 3 minutes to speak.

2. Ward Members attending meetings of Development Control Committees and Planning Referral Committee may take the opportunity to exercise their speaking rights but are not entitled to vote on any matter which relates to his/her ward.

Members:

Councillor Kathie Guthrie – Chairman – Conservative and Independent Group
Councillor Roy Barker – Vice-Chairman – Conservative and Independent Group

Conservative and Independent Group

Councillors: Julie Flatman
Jessica Fleming
Barry Humphreys MBE
John Levantis
Dave Muller
Jane Storey

Green Group

Councillor: Keith Welham

Liberal Democrat Group

Councillor: Mike Norris

Substitutes

Members can select a substitute from any Member of the Council providing they have undertaken the annual planning training

Ward Members

Ward Members have the right to speak but not to vote on issues within their Wards

Mid Suffolk District Council

Vision

“We will work to ensure that the economy, environment and communities of Mid Suffolk continue to thrive and achieve their full potential.”

Strategic Priorities 2016 – 2020

1. Economy and Environment

Lead and shape the local economy by promoting and helping to deliver sustainable economic growth which is balanced with respect for wildlife, heritage and the natural and built environment

2. Housing

Ensure that there are enough good quality, environmentally efficient and cost effective homes with the appropriate tenures and in the right locations

3. Strong and Healthy Communities

Encourage and support individuals and communities to be self-sufficient, strong, healthy and safe

Strategic Outcomes

Housing Delivery – More of the right type of homes, of the right tenure in the right place

Business growth and increased productivity – Encourage development of employment sites and other business growth, of the right type, in the right place and encourage investment in infrastructure, skills and innovation in order to increase productivity

Community capacity building and engagement – All communities are thriving, growing, healthy, active and self-sufficient

An enabled and efficient organisation – The right people, doing the right things, in the right way, at the right time, for the right reasons

Assets and investment – Improved achievement of strategic priorities and greater income generation through use of new and existing assets ('Profit for Purpose')

Suffolk Local Code of Conduct

1. Pecuniary Interests

Does the item of Council business relate to or affect any of your/your spouse /partner's pecuniary interests?

Yes

No

No interests to declare

Declare you have a pecuniary interest

Leave the room. Do not participate or vote (Unless you have a dispensation)

Breach = criminal offence

2. Non-Pecuniary Interests

Does the item of Council business relate to or affect any of your non-pecuniary interests ?

Yes

No

Declare you have a non-pecuniary interest

Participate fully and vote

Breach = non-compliance with Code

This page is intentionally left blank

SA/11/16

MID SUFFOLK DISTRICT COUNCIL

Minutes of the meeting of the **DEVELOPMENT CONTROL COMMITTEE B** held at the Council Offices, Needham Market on 6 April 2016 at 09:30 am

PRESENT: Councillor Kathie Guthrie – Chairman – Conservative and Independent Group
Councillor Roy Barker – Vice-Chairman – Conservative and Independent Group

Conservative and Independent Group

Councillor: Julie Flatman
Jessica Fleming
Glen Horn
Barry Humphreys MBE
Dave Muller
Derek Osborne *

Green Group

Councillor: Keith Welham

Liberal Democrat Group

Councillor: Mike Norris

Denotes substitute *

Ward Members:

In attendance: Senior Development Management Planning Officer (JPG)
Planning Officer (GW)
Senior Environmental Management Officer (NP)
Senior Legal Executive
Governance Support Officer (VL/KD)

SA68 APOLOGIES FOR ABSENCE/SUBSTITUTIONS

Councillor Derek Osborne was substituting for Councillor Jane Storey.

SA69 DECLARATIONS OF PECUNIARY/NON-PECUNIARY INTEREST

None declared.

SA70 DECLARATIONS OF LOBBYING

None declared.

SA71 DECLARATIONS OF PERSONAL SITE VISITS

Councillor Dave Muller declared that he knew the site for Application 2375/15 well as he lived nearby on the Cedars Park estate.

SA72 QUESTIONS FROM MEMBERS

None received.

SA73 SCHEDULE OF PLANNING APPLICATIONS

Application Number Representations from

0587/16 Karen Coll (Applicant)

Item 1

Application Proposal	2375/15 Outline application with all matters reserved except access for erection of 52 dwellings and commercial use of land (4975 sqm) for B! (office only), A1 (Pharmacy only) and/or D1 (Doctor's Surgery only)
Site Location Applicant	STOWMARKET – Land to the south of Gun Cotton Way IP14 5UL Pigeon Investment Management Ltd

Councillor Dave Muller, Ward Member, advised that he lived locally and when the prevailing wind was from the sewage works the smell was disgusting, particularly in the summer months. The intended use of the site was for light industrial units and not residential properties. He noted that the footpath which cut into the site was a habitat for both adders, which were a protected species, and grass snakes. Although a doctor's surgery was needed in Stowmarket there were doubts as to whether there was any interest from the NHS regarding this, and a pharmacy was unnecessary as one was available at the Tesco store on the estate.

Councillor Barry Humphreys MBE, Ward Member, said he agreed with the previous comments and the Officer's assessment.

Members fully supported the Officer recommendation and considered the site unacceptable for residential development.

By a unanimous vote

Decision – That authority be delegated to the Professional Lead – Growth and Sustainable Planning to refuse planning permission within the terms as set out below:

That development would result in occupiers close to the sewage works and other operations and expose new residents to unacceptable high levels of odour, dust and noise to the detriment of residential amenity. Development would add an unnecessary form of restraint on the operation of the sewage works to the detriment of this key infrastructure installation. That development has failed to demonstrate that there would not be significant risk to surface water drainage and increased flood risk. And finally, no Section 106 obligation has been secured for affordable housing

Item 2

Application	0587/16
Proposal	Erection of two 3 bed detached houses
Site Location	STOWMARKET – Heathervale, Combs Lane IP14 2NL
Applicant	Mr and Mrs P Coll

The Planning Officer drew Members' attention to the tabled papers which contained revised comments from the Senior Archaeological Officer, SCC stating that following receipt of additional information the condition requiring an archaeological investigation and assessment to be carried out was no longer required. Accordingly, an amended recommendation was also included.

Karen Coll, the applicant, said that the potential of turning the property into a family home and building on the proposed site in the future to provide homes for her children had influenced its purchase 14 years previously. The site had previously been a nursery and fish farm and various buildings had been demolished. The intention was to build good quality, efficient and sustainable homes and it would be a family project as both her husband and son worked in the construction industry. It was hoped to include ground source heat pumps, photovoltaic panels and additional insulation to that required under building regulations with these features being added to the existing property if possible.

Councillor Nick Gowrley advised that he was giving a joint Ward Member response on behalf of himself and Councillor Gerard Brewster. The site was pleasantly situated and capable of taking the proposed development which was well designed and fit well with the surroundings and would add character to the area. It was a sustainable location with local facilities only a pleasant walking or cycling distance away and although there was a 20m stretch of road with no footpath it was possible to walk along the field edge for this section. Economically the development would benefit the shops at Combs Ford. Although concerns had been expressed regarding possible contamination Councillor Brewster had known the site for 60 years and had no recollection of any landfill on the site.

Members found the application acceptable. Although the site was outside the Settlement Boundary it was previously developed land in a sustainable location. Many local facilities were within walking/cycling distance, as was a bus route to neighbouring towns. There was minor concern regarding the speed of traffic along the road and Officers were requested to write to the Highways Authority and request consideration be given to the erection of pedestrian warning signs.

By a unanimous vote

Decision – That the Professional Lead – Growth and Sustainable Planning be authorised to grant planning permission subject to the following conditions:

- Standard time limit
- Approved plans
- Provision visibility splay
- Provision parking and turning area prior to first occupation
- Implementation and retention of photovoltaic cells and air source heat pumps
- Landscaping scheme and implementation

- Obscure glaze en-suite window, landing window and secondary window to bedroom two on plot two
- Biodiversity measures
- Materials to be agreed

.....

Chairman

SA/12/16

MID SUFFOLK DISTRICT COUNCIL

DEVELOPMENT CONTROL COMMITTEE B – 11 MAY 2016

INDEX TO SCHEDULED ITEMS

<u>ITEM</u>	<u>REF. NO</u>	<u>PROPOSAL & PARISH</u>	<u>MEMBER/WARD</u>	<u>OFFICER</u>	<u>PAGE NO</u>
1	1709/16	<p><u>In the Parish of Stowmarket</u> Creation of 89 no. one, two, three and four bedroom houses, bungalows and apartments, plus associated roads, car parking, public open space and landscaping, including vehicle access from Wagtail Drive and cycleway/emergency access from Stowupland Road (scheme includes provision for temporary construction access from Stowupland Road)</p>	Cllr B Humphreys Cllr D Muller Cllr G Green	JPG	1 - 81

This page is intentionally left blank

1.

MID SUFFOLK DISTRICT COUNCIL
DEVELOPMENT CONTROL COMMITTEE - 11 May 2016

AGENDA ITEM NO	1
APPLICATION NO	1709/16
PROPOSAL	Creation of 89 no. one, two, three and four bedroom houses, bungalows and apartments, plus associated roads, car parking, public open space and landscaping, including vehicle access from Wagtail Drive and cycleway/emergency access from Stowupland Road (scheme includes provision for temporary construction access from Stowupland Road)
SITE LOCATION	Phase 6C, Cedars Park, Stowmarket
SITE AREA (Ha)	2.96
APPLICANT	Crest Nicholson Eastern Ltd
RECEIVED	April 4, 2016
EXPIRY DATE	July 9, 2016

REASONS FOR REFERENCE TO COMMITTEE

The application is referred to committee for the following reasons :

- (1) it is a "Major" application for:-
 - a residential land allocation for 15 or over dwellings
- (2) the Head of Economy considers the application to be of a controversial nature having regard to the extent and planning substance of comments received from third parties, previous planning history and scale of the application.

PRE-APPLICATION ADVICE

1. Pre application advice has been provided respect of this site at Needham Market offices between the case officer and applicant. At this meeting details of potential changes to form a revised application were discussed. A further meeting with the applicant and third party interests that included neighbours to the site was also attended by the case officer. Discussions on the previous application and this submission were discussed.

SITE AND SURROUNDINGS

2. The site is on the western side of Cedars Park and is enclosed by residential development on three sides.

To the north east and south west, the existing houses on Stowupland Road and Elizabeth Way formerly stood on the edge of farmland but are now surrounded by new residential development. To the North is Norton House adjacent to the site and this is a Grade II Listed Building.

Access to the site is proposed from the east via Wagtail Drive, through Phase

2.

6b (recently completed by Bovis Homes) and from the main roundabout on Mortimer Road (B1115). To the west is the Charles Industrial Estate, containing a number of small scale employment units – although most are two storeys tall, they are set below the level of this site and the ridges of their roofs do not stand above the ground level of this site.

The northern part of the site is formerly agricultural use. The southern half of the site is unused and contains some mature trees. There is also a tree belt against Stowupland Road, marking the western edge of Cedars Park. The land slopes from north to south resulting in a significant change in level between the top of the site compared to the southern boundary.

The site is within the Settlement Boundary of Stowmarket defined with the Local Plan and more up to date Stowmarket Area Action Plan 2013. The site is not defined as visually important open space, conservation area, county wildlife site or special landscape area. However, the site in part is identified as a Key Biodiversity Area under policy SAAP Policy 9.1 and associated plan.

HISTORY

3. The planning history relevant to the application site is:

3308/15	Erection of 97 dwelling houses and apartments, associated roads, car parking, public open space and landscaping including vehicle access from Wagtail Drive and cycleway access from Stowupland Road.	Refused 18/02/2016
---------	---	-----------------------

PROPOSAL

4. The proposed development comprises the creation of 89 no. one, two, three and four bedroom houses, bungalows and apartments, associated roads, car parking, public open space and landscaping, plus vehicle access from Wagtail Drive and cycleway access from Stowupland Road. The development is mainly two storey with a couple of three storey (eg rooms in roof) units to the centre. Bungalows and a chalet bungalow are proposed along the southwest boundary to the rear of properties along Elizabeth Way.

The development includes

Car Parking Spaces - 125

Carport Spaces - 5

Garage Spaces - 56

Sub-total - 186

Visitor spaces - 26

Total Vehicular Spaces - 212

The site is at the western end of what was the Strategic Development Area and

3.

is regarded as the final phase of residential development to be brought forward for Cedars Park.

Access is proposed through Phase 6b (developed by Bovis Homes between 2007 and 2012) via Wagtail Drive. The layout includes the provision and completion of the cycleway link between Navigation Approach and Stowupland Road as well as footway.

The site is an area 2.96 hectares (7.31 acres) and would equate to a density of 30 dwellings per hectare.

Recently a proposed development for 97 dwellings was refused under reference 3308/15. This previous scheme represented 32.8 dwellings per hectare. The differences between this scheme and current proposal are explained within the assessment.

POLICY

5. Planning Policy Guidance

See Appendix below.

CONSULTATIONS

6. Town Council

Awaited, not yet received at time of writing report.

MSDC Tree Officer

I note from the revised layout that a number of additional trees will now be retained (T7, T8 & T35) and impact on others (T9, T10, T37, T39 & T40) has been reduced due to further spacing. (MSDC Tree Officer did not object to the previous application)

SCC Highways

Recommends conditions as detailed below.

1) 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.

2) 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.

3) Condition: Before any of the hereby approved new dwellings are first occupied the footway improvements on Stowupland Road are to be laid out and completed in all respects in accordance with Drawing Number W160-004 Revision A as submitted.

4) P 1 Condition: The use shall not commence until the area(s) within the site shown on Drawing Number 16-2501/02 Revision A as submitted for the purposes of manoeuvring and parking of vehicles has been provided and thereafter that area(s) shall be retained and used for no other purposes.

MSDC Environment Health (Noise)

I note the report by Grant Acoustics which assesses noise from local road traffic and industrial noise. The assessment is reasonable and robust and recommends noise mitigation measures. The measures will mitigate to an acceptable level any noise from road traffic and the nearby industrial premises. Conditions recommended (These are copied into the recommendation).

SCC Fire

Recommends installing fire hydrants on site via condition.

LOCAL AND THIRD PARTY REPRESENTATIONS

7. This is a summary of the representations received.

- Design of Wagtail Drive not safe to accommodate further traffic. Fails to have clear lines of sight.
 - Increased noise and congestion of traffic using Wagtail Drive.
 - Increased traffic to Phoenix Way
 - Narrow roads to cope with more traffic.
 - Current parking not restricted and causing obstruction
 - Main access should be via Stowupland Road instead.
 - Insufficient parking on existing estates
 - Open space should be maintained
 - Need for new school, doctors, community centre and dentist to support development.
 - Should be no new homes until Stowmarket is better serviced.
 - Loss of biodiversity area (Not specific to where on site)
 - Contrary to Suffolk Design Guide on number of dwellings served by road types.
 - Still too many dwellings.
 - Loss of wildlife, trees and hedgerow.
 - Supports retaining the tree belt
- Other non planning issues, including threats of insurance claims, mis sold housing on basis of Wagtail Drive being use, need for yellow lines.

It is noted that there were many letters that made reference to the developer having no plans for doctors and other infrastructure on this occasion compared to last application. Unlike the previous application, this application is now subject to Community Infrastructure Levy (CIL) that accounts for many of this requirements and these can not be sought twice.

ASSESSMENT

8. There are a number of considerations which will be addressed as follows.

- Principle of Development
- Planning Obligations
- Previous Decision Ref 3308/15
- Highway and Access Issues
- Design and Layout
- Listed Building and setting / Heritage Asset
- Residential Amenity
- Landscaping and Biodiversity

• PRINCIPLE OF DEVELOPMENT

The 1999 Master Plan for the Strategic Development Area of Cedars Park was produced by Crest Nicholson following the completion of the first phase of the residential development and the opening of the Tesco store at the eastern end of the site. The legal agreement was signed by the landowners, developers, district council and county council in 1995, securing the infrastructure needed to support the development of the site (including the new B1115, cycleway network, primary school site and affordable housing), plus benefits for the wider community in the form of the Stowmarket Transport Fund.

The purpose of the Master Plan was to set a comprehensive framework for the development of Cedars Park, ensuring that section 2.10 of the 1998 Mid Suffolk Local Plan was implemented in full and that the site is developed in a coherent and structured manner. A total of 118 acres (47.75 hectares) of land was designated for residential use for 1200 units (approx 25 dwellings per ha), alongside 37 acres (15 hectares) of commercial use, 6.5 acres (2.5 hectares) of retail use and 34 acres (13.75 hectares) of open space and landscaping.

A lot of development has occurred since the Master Plan was put forward, there have been many changes in policy and infrastructure provisions are in a different form than originally intended. This includes some highway arrangements, many having to meet improving standards and increases in housing density. Accordingly the weight of the Master Plan document needs careful consideration, especially when current housing policies of the Council are regarded as out of date by the NPPF as Mid Suffolk can not demonstrate a five year housing supply.

The application site is identified for residential development, by the Master Plan document and is within the retained Local Plan settlement boundary of Stowmarket and this is unchanged by the Core Strategy, its Focus Review or the Stowmarket Area Action Plan.

The Council acknowledges that it is unable to demonstrate a five-year supply of deliverable housing land, as required by paragraph 47 of the Framework. Accordingly, in accordance with paragraph 49 of the Framework, the proposal should be considered in the context of the presumption in favour of sustainable development. For the purposes of decision taking, that means granting planning permission unless the adverse effects of doing so would significantly and demonstrably outweigh the benefits, when assessed against the policies of the Framework, taken as a whole.

6.

It is noted within the Master Plan that the Phase 6c area does have an additional reference as "Open Space to the West" as part of the section on Landscape Infrastructure. In turn this identifies the landscape features of the site and woodland areas within it at the time. Equally some parts of the woodland area now given importance for retention are not identified by the Master Plan and are instead designated for development. This illustrative landscape area is not easily scaled and it is not based on survey work. At the same time more recent policy within the Stowmarket Area Action Plan also identifies a roughly similar area for biodiversity interests (this is addressed further below).

The proposal represents 30 dwellings per ha and is in line with policy CS9 (Core Strategy 2008) that seeks an average of 30 dwellings per ha and at least 40 dwellings per ha in towns where appropriate. The development fails to meet the sought 40 dwellings per ha, but given the constraints of the site this alone is not considered a reason to warrant refusal on principle development grounds.

Local Plan

Members will be aware that the weight to be attached to the 1998 Local Plan must be considered carefully by reference to the NPPF to ensure consistency. Regard must also be had to the 2012 Stowmarket Area Action Plan and relevant policies in that document. The proposed development lies within the settlement boundary. The site is not subject to Tree Preservation Orders nor is it a Conservation Area or Visual Important Open Space (VIOS). The local plan supports development within the settlement boundary subject to detail and no adverse impact on residential amenity, traffic or other material consideration that are dealt with below. The Mid Suffolk LDF Core Strategy 2008 and Local Plan 1998 under policies CS1 and H2 continue to provide that development is acceptable in principle within settlement boundaries subject to being appropriate development.

The Core Strategy and Core Strategy Focused Review (CSFR)

The Core Strategy Focused Review (CSFR) was adopted by Full Council on 20 December 2012 and should be read as a supplement to Mid Suffolk's adopted Core Strategy (2008). This document updates some of the policies of the 2008 Core Strategy. The document does introduce new policy considerations, including Policy FC 1 - Presumption in favour of sustainable development that refers to the National Planning Policy Framework (NPPF) objectives and Policy FC 1.1 - Mid Suffolk approach to delivering Sustainable Development that provides *"development proposals will be required to demonstrate the principles of sustainable development and will be assessed against the presumption in favour of sustainable development as interpreted and applied locally to the Mid Suffolk context through the policies and proposals of the Mid Suffolk new style Local Plan. Proposals for development must conserve and enhance the local character of the different parts of the district. They should demonstrate how the proposal addresses the context and key issues of the district and contributes to meeting the objectives and the policies of the Mid Suffolk Core Strategy and other relevant documents."*

Policy CS5 provides that *"All development will maintain and enhance the environment, including the historic environment, and retain the local distinctiveness of the area"*.

The Stowmarket Area Action Plan (SAAP)

The Stowmarket Area Action Plan was adopted 21st February 2013 and is considered alongside both Local Plan as saved and Core Strategy. This provides a number of new policies in respect of specific sites as well as overarching policies that apply to relevant housing or commercial development within the defined Action Plan area. There are no site specific SAAP policies for this application site.

SAAP Policy 9.1 is an overarching policy that seeks to identify "key biodiversity areas" for Stowmarket and has an associated large scale map locating these areas (Map 9.1) within the Stowmarket area. Given the scale used there are limits to the usefulness of the map beyond identification that the site does have biodiversity interest, but is not possible to determine the extent, type or value. Instead the policy set out a list of criteria reproduced below.

Biodiversity Measures

1). *Protect, manage and enhance Stowmarket's biodiversity and geodiversity based on existing policies and Map 9.1.*

3). *All development proposals must:*

i. integrate development to help form, and where present repair and strengthen, ecological corridors;

ii. not cause fragmentation or isolation of habitats;

iii. provide ecological surveys to determine what impact the proposed development will have on the existing habitats and protected species in particular, and implement mitigation / compensation measures ahead of commencement of any development where possible. If mitigation is not possible, a precautionary approach will be adopted in most cases;

iv. demonstrate how they will contribute, in full, to the Suffolk Biodiversity Action Plan targets;

v. demonstrate how the integrating biodiversity recommendations (contained in biodiversity survey supporting documents) for Stowmarket Area Action Plan sites are addressed; (Note: Not applicable to Phase 6c)

vi. retain mature trees, woodlands, linear natural features, species rich grassland, areas identified as 'Key Biodiversity Areas' (as displayed on the Strategic Biodiversity Areas map 9.1) and any other protected habitats;

vii. ensure linkages within and to the Town Centre are retained as well as links to the Countryside through combined footpaths and cycleways which will also assist in creating strong ecological networks;

viii. implement appropriate mitigation and compensation measures, such as the ongoing maintenance of enhanced sites, to ensure that there is no net loss in biodiversity in the Stowmarket area, such as the ongoing maintenance of enhanced sites;

ix. plant treebelts where the site borders open countryside; (Note: Not applicable to this site)

x. provide advance landscape planting to ensure the visual impact of future development is mitigated.

"Key Biodiversity Areas" are defined by the glossary as locally identified areas of mature trees, woodlands, linear natural features and species rich grassland which form natural connections for biodiversity. However, there is nothing within this policy or the entire document to prevent development of such sites or development around such sites in principle.

Your officers have discussed the SAAP Policy 9.1 with the policy team with regard to the previous application on this site. Key biodiversity areas do not qualify as allocation or designations according to your policy team, instead the core strategy identifies surviving areas of mature trees etc and so acts to indicate when the policy criteria of SAAP 9.1 should be used. On this basis it is not recommended to depend on this policy alone as a key consideration to prevent development in principle.

This criteria based policy SAAP 9.1 depends on survey work carried out by the developer to identify what is of value and requires the developer to propose appropriate mitigation measures to allow the merits of such to be then be considered by the Local Planning Authority. Such proposals and mitigation measures are to be considered under the relevant considerations of landscaping and biodiversity below.

SAAP Policy 11.1 - Developer Contributions to Infrastructure Delivery provides that all development (except householder extensions and charities) within the Stowmarket Area Action Plan will be required to provide for the supporting infrastructure they necessitate. This will be taken up in part by CIL.

NPPF

The National Planning Policy Framework (NPPF) was published on 27th March 2012. It provides that the NPPF *"does not change the statutory status of the development plan as the starting point for decision making. Proposed development that accords with an up-to-date Local Plan should be approved, and proposed development that conflicts should be refused unless other material considerations indicate otherwise"*.

The NPPF also provides (para 187) that *"Local planning authorities should look for solutions rather than problems, and decision-takers at every level should seek to approve applications for sustainable development where possible. Local planning authorities should work proactively with applicants to secure developments that improve the economic, social and environmental conditions of the area."*

Section 7 of the NPPF refers to design. It provides that good design is a key aspect of sustainable development; it should contribute positively to making places better for people. Decisions should aim to ensure that development will function well and add to the overall quality of the area, establish a strong sense of place, create attractive and comfortable places to live, work and visit, optimise the potential of the site to accommodate development, create and sustain an appropriate mix of uses and support local facilities and transport networks. Furthermore it provides that development should respond to local character and

history, and reflect the identity of local surroundings and materials, while not preventing or discouraging appropriate innovation. The NPPF goes on to state it is "proper to seek to promote or reinforce local distinctiveness" (para 60) and permission should be "refused for development of poor design that fails to take the opportunities available for improving the character and quality of an area and the way it functions" (para 64).

It is concluded that there is no principle objection to the development of this site in current local or national policy subject to other material considerations detailed below. The Master planning of Cedar's Park is acknowledged to have altered over time and many phases have not accorded to its intentions, not least in terms of housing levels and some road layout arrangements. It is considered that the weight to be attached to the Master Plan must be balanced with more up to date policies and considerations. The development is required to be considered its individual merits against current sustainability principles outlined by the Core Strategy and NPPF.

• PLANNING OBLIGATIONS

CIL is now implemented and accordingly takes on board requirements such as open space contribution, NHS and education contributions. Affordable Housing is not part of CIL and members policy to seek up to 35% remains in effect. Matters of viability and implications of the implementation of CIL with regard to Affordable Housing provision are being discussed at the time of writing this report and accordingly it is appropriate to provide a verbal update on the confirmed negotiated planning obligations. The recommendation of approval below is based on the assumed agreement between parties on the planning obligation package and should be confirmed at planning committee.

• PREVIOUS DECISION REF 3308/15

This application can be regarded as a revised application to application 3308/15 that was refused for the following reason:-

The proposed development by reason of its design layout and access arrangements would not protect or enhance natural landscape features within the site including existing trees shrubs and hedgerows. The development would fail to maintain or enhance the character and appearance of the surroundings. The use of the green lane for the construction access would moreover be unacceptable. The development would have an unacceptable effect upon landscape features including existing tree shrubs and hedgerows to the detriment of local distinctiveness contrary to policy CS5 and FC.1.1 and would fail to provide a high quality and inclusive design contrary to paragraphs 57 and 60 of the NPPF.

Essentially the reason for refusal refers to:-

- Harm to existing natural landscape features
- Development not enhancing the character and appearance of the surroundings
- Use of the green lane for construction traffic.

To address these issues the revised proposal has reduced the number of dwellings. This has allowed more of the central tree belt to be retained, further

space to remain undeveloped around key trees and the area behind Hill Farm to now become an enhanced woodland area instead of being developed for housing.

The green lane will not be used for construction traffic, in fact it will not be used at all for any function except for further planting and integration with the woodland surrounding Hill Farm. Instead the temporary construction access proposed, which will become the permanent emergency access and cycle way afterwards, crosses the adjacent field from Stowupland Road and this will be landscaped after construction.

Accordingly it is considered overall that the changes to the scheme to reduce the number of dwellings, create larger and new landscaped areas, further protect key landscape features and by not using the green lane address the previous reasons for refusal.

The reason for refusal previously did not include residential amenity, biodiversity or impact on highways. However, the revised proposal by the reduction of dwellings and change of house types to bungalows in some areas is considered to have further reduced the extent of impact of this development on residential amenity, biodiversity and highways matters.

• HIGHWAY AND ACCESS ISSUES

The development seeks to continue Wagtail Drive as the main access to the development. Suffolk County Council Highways Authority have not objected to the proposed development and are satisfied in the development of Wagtail Drive and connecting roads and their capacity to carry more traffic. With regard to the previous application they have outlined that support would not be given to an alternative access onto Stowupland Road as this in turn would encourage traffic to use the railway level crossing and not the new bridge (Navigation Approach) to access the town centre.

Whilst it is considered the design, width or geometry of Wagtail Drive is acceptable to the Highways Authority, it is recognised that there are traffic issues as highlighted by third party comments. This did not form a reason for refusal with regard to the previous application for 97 dwellings. However, it is proposed that a traffic review is still secured as suggested by SCC Highways for the previous scheme.

The proposed development seeks to comply with the County's current increased parking standards and much larger garage requirements. Accordingly it is unlikely there will be a similar parking problem for the proposed development compared to adjacent estates and the development should not significantly increase the current parking problems for Wagtail Drive on balance. This development will not resolve the current parking issues of Wagtail Drive, instead planning should ensure the proposed development does not add to the parking concerns.

The development includes a cycle link through the proposed estate. This link completes the cycle and pedestrian route previously planned for in the adjacent housing developments and as envisaged by the Master Plan. At the same time this access is intended to be a temporary construction access to reduce disturbance to existing occupiers of adjacent estates and again represents a

sensible approach.

While the parked cars within Wagtail Drive are recognised, the road itself is considered by the Highways Authority to be acceptable and capable to carry the additional traffic this development would bring. Given the advice of the highways authority on this matter your officers are content with this aspect.

• DESIGN AND LAYOUT

The site is sloping and the steepness of gradient varies across the site. It is generally flat closer to Stowupland Road and new dwellings would be on lower, but similar levels to the north boundaries. The land on which plots 11 to 16 are sited is much lower in comparison with the eastern footpath and cycle route that form an embankment. The proposed housing overall would be higher than existing housing in Elizabeth Way.

The dwellings proposed are of similar density in terms of numbers to previous recent developments to both the north and east. Each dwelling has a functional garden space and many will benefit from a green outlook given the trees and green corridors retained. Given the extent of green space compared to recent developments adjacent and that has increased since the last application, its location of trees and landscaping running through the developments and levels there have been opportunities to create enclosed and add attractive spaces that balance the compact built form proposed.

The dwellings are of a simple design form in terms of a standard product. The revised scheme now includes bungalows. Mostly materials are varied to provide a range of different appearances instead of significant changes to the form of the buildings. They duplicate principles established within the Cedars Park estates and accordingly are in keeping and match materials used in previous schemes. The estate is very inward in terms of layout and does not front onto existing streetscapes beyond the site. Some wider landscape views of the site can be seen across the Stowmarket's river valley, but these are set within the context of the Cedars estates and built form of the town and changes to roof form for key plots have sought to improve this aspect further since the previous application. The main trees that have the most significant contribution to the wider views are sought to be retained. On balance the design and layout is acceptable and does not cause sufficient harm to warrant refusal.

• LISTED BUILDING AND SETTING / HERITAGE ASSET

Under the NPPF Para 17 states development should *"conserve heritage assets in a manner appropriate to their significance, so that they can be enjoyed for their contribution to the quality of life of this and future generations"*. Para 131 goes on to provide that *"In determining planning applications, local planning authorities should take account of; the desirability of sustaining and enhancing the significance of heritage assets and putting them to viable uses consistent with their conservation; the positive contribution that conservation of heritage assets can make to sustainable communities including their economic vitality; and the desirability of new development making a positive contribution to local character and distinctiveness."* Furthermore Para 132 states *"When considering the impact of a proposed development on the significance of a designated heritage asset, great weight should be given to the asset's conservation. The more important the asset, the greater the weight should be. Significance can be*

harmed or lost through alteration or destruction of the heritage asset or development within its setting. As heritage assets are irreplaceable, any harm or loss should require clear and convincing justification."

In this case Norton House, a thatched Listed Building, is located to the north of the site and would share its current rear boundary to plots 85 to 88. This development would remove its agricultural setting to the rear, but the Listed Building is very much separated from the site by a mature boundary and has the majority of its garden to the side and not the rear. Norton House would essentially be enclosed by new development, if this development were approved, given the very recent development along Stowupland Road and Starling Way. While harm would result it is considered this is less than substantial harm and that the delivery of homes to deliver this part of the Cedar Park Master Plan and increased housing land supply is a public benefit that outweighs that less than substantial harm. Plans for development around Norton House have not changed compared with the previous refused application, but impact on the Listed Building was not one of the reasons for refusal.

• **RESIDENTIAL AMENITY**

Policies within the adopted development plan require, inter alia, that development does not materially or detrimentally affect the amenities of the occupiers of neighbouring properties. Issues of loss of privacy have been raised in respect of all boundaries of the site where existing residential properties are located.

Plots 11 to 16 are proposed along the southern boundary and previously along this boundary there were two storey dwellings and greater numbers. This time bungalows have been proposed. The proposed plots would have approximately 11 metre long gardens before reaching the boundary and in turn existing properties in Elizabeth Way have gardens of around 20 metres each. With approximately 31 metres and general relationship as demonstrated by plans submitted, on balance it is not considered there is significant harm to amenity.

Plot 89 is a detached unit and while close to No 32 Wagtail Drive is not on balance considered to cause significant harm amenity to warrant refusal. Its design avoids windows towards No 32 with exception of a bathroom windows and while there is a single bedroom window to the rear at first floor level it would be limited to views of a small part of the rear garden of No 32.

Further north, issues of privacy have also been raised in respect of Norton House and Chestnut Lodge. Again rear gardens of the new dwellings are around 10 to 11 metres, but the adjacent existing properties have far less distance to the boundary. Instead it is the more established boundary and levels of the site that on balance avoids significant harm and accordingly is not considered by officers to warrant refusal in this instance.

Overall there is some limited impact on amenity, but the extent of harm against the benefit of housing is not considered to be so significant or unacceptable as to warrant refusal.

• LANDSCAPING AND BIODIVERSITY

The site includes a number of mature trees and planting and in part these appear to be the reason for the landscape sketches in the Master Plan and potentially the identification of the site for the purposes of the Stowmarket Area Action Plan SAAP 9.1. Neither document has surveyed the site and established the value of such features in detail. In any event the value of such trees and planting would have altered, especially since the adoption of the Master Plan some sixteen years before. It is encouraged for existing trees and landscape features to be retained wherever possible and accordingly the development layout seeks to retain as much of the more valued trees as possible. The development certainly has sought to come as close as possible to some of the trees, but at the same time has not sought to remove them. Concerns of the loss of trees and hedgerow have been highlighted by third parties and this was a key issue refused previously.

Your officers have approached the Council's Tree Officer to request that those worthy of a Tree Preservation Order are considered at this time, but having examined the plans and site he does not currently consider any threat proposed by this development to be so great to warrant such action currently nor did consider this action was required previously. He also notes this scheme is an improvement to that previously refused in terms of retained trees. Your Tree Officer has considered the more valued trees are sufficiently accommodated by the development. The SCC Landscape officer has not yet responded to this application.

Overall it is recognised that there will be some loss of landscape features on this site, but these are not protected and currently serve no public benefit or public amenity beyond serving a view given they are sited on private land. Replacement trees are in excess of those being lost and the spaces proposed for this revised scheme will be a significant asset to the new dwellings. The proposed development seeks to integrate the green spaces including the green lane and would make much of these new spaces public open space for improved benefit.

Regulation 9(5) of the Conservation of Habitats and Species Regulations 2010 (Implemented 1st April 2010) provides that all "competent authorities" (public bodies) to "have regard to the Habitats Directive in the exercise of its functions." In order for a Local Planning Authority to comply with regulation 9(5) it must "engage" with the provisions of the Habitats Directive. Suitable survey work has been carried out as confirmed by Suffolk Wildlife Trust and Suffolk County Council previously. It has been clearly established that the trees are important for bat foraging corridors in this location and accordingly any loss of habitat needs to be mitigated. The proposal now includes far more retained land for trees and enhancement than previously supported. The extent of land sought for landscape and wildlife use for this revised scheme is considered sufficient and now unusually high for a modern housing development.

Conclusion

The proposed development is considered to be an improved proposal that not only addresses the previous reasons for refusal, but has also proposed improvements in siting and design to further reduce impacts on amenity. The proposal will provided needed housing development within this sustainable town.

RECOMMENDATION

That authority be delegated to Professional Lead - Growth & Sustainable Planning Planning to grant planning permission subject to the prior completion of a Section 106 or Undertaking on terms to his satisfaction to secure the following head of terms and that such permission be subject to the conditions as set out below:

- Education Travel Contribution of £66,750 towards the provision of free travel facilities to students of Trinity Church of England Voluntary Aided Primary School who live at the Site to Trinity Church of England Voluntary Aided Primary School.
- Affordable Housing. Agreed level to be reported verbally to committee.
- Provision of on site public open space.
- Traffic/Parking Review £10,000 for Wagtail Drive and associated roads to be carried out at an appropriate agreed time.

and that such permission be subject to the following conditions:-

- Standard Time Limit
- Approved Plans
- Archaeological Programme of works
- A waste minimisation and recycling strategy to be agreed
- Travel plan to be agreed
- Obscured glazing to all bathrooms and landings and retained
- Removal of permitted development for loft/roof works to create additional openings above ground floor and roof.
- Removal of permitted development for extensions
- Provision of fire hydrants to be agreed
- Highway conditions (as per SCC recommendations)
- Foul and Surface Water Drainage strategy to be agreed.
- Lighting strategy (with reference to protected species)
- Landscape tree and root protection measures
- Landscape management of non domestic areas
- Construction Methodology to be agreed, including operation hours.
- Control of emergency access to be agreed.
- The residential accommodation shall be constructed so as to provide sound insulation against external noise as indicated in Figure 3 of the acoustic report by Grant Acoustics (Ref:GA-2015-0002-R1-RevA). Construction of the residential premises shall not commence until a scheme detailing the specific acoustic mitigation measures for individual plots has been submitted to the local Planning Authority and approved in writing.

Philip Isbell
Professional Lead - Growth & Sustainable Planning

John Pateman-Gee
Senior Planning Officer

APPENDIX A - PLANNING POLICIES

1. Mid Suffolk Core Strategy Development Plan Document and the Core Strategy Focused Review

- CS SAAP** - Stowmarket Area Action Plan
- Cor1** - CS1 Settlement Hierarchy
- Cor5** - CS5 Mid Suffolks Environment
- Cor9** - CS9 Density and Mix
- CSFR-FC1** - PRESUMPTION IN FAVOUR OF SUSTAINABLE DEVELOPMENT
- CSFR-FC1** - PRESUMPTION IN FAVOUR OF SUSTAINABLE DEVELOPMENT

2. Mid Suffolk Local Plan

- GP1** - DESIGN AND LAYOUT OF DEVELOPMENT
- H17** - KEEPING RESIDENTIAL DEVELOPMENT AWAY FROM POLLUTION
- SDA3** - COMPREHENSIVE DEVELOPMENT WITHIN THE SDA
- SDA4** - SUSTAINABLE DEVELOPMENT
- HB1** - PROTECTION OF HISTORIC BUILDINGS
- H16** - PROTECTING EXISTING RESIDENTIAL AMENITY
- H13** - DESIGN AND LAYOUT OF HOUSING DEVELOPMENT
- T10** - HIGHWAY CONSIDERATIONS IN DEVELOPMENT
- H15** - DEVELOPMENT TO REFLECT LOCAL CHARACTERISTICS
- SB2** - DEVELOPMENT APPROPRIATE TO ITS SETTING

3. Planning Policy Statements, Circulars & Other policy

- NPPF** - National Planning Policy Framework

APPENDIX B - NEIGHBOUR REPRESENTATIONS

Letter(s) of representation(s) have been received from a total of **30** interested party(ies).

The following people **objected** to the application



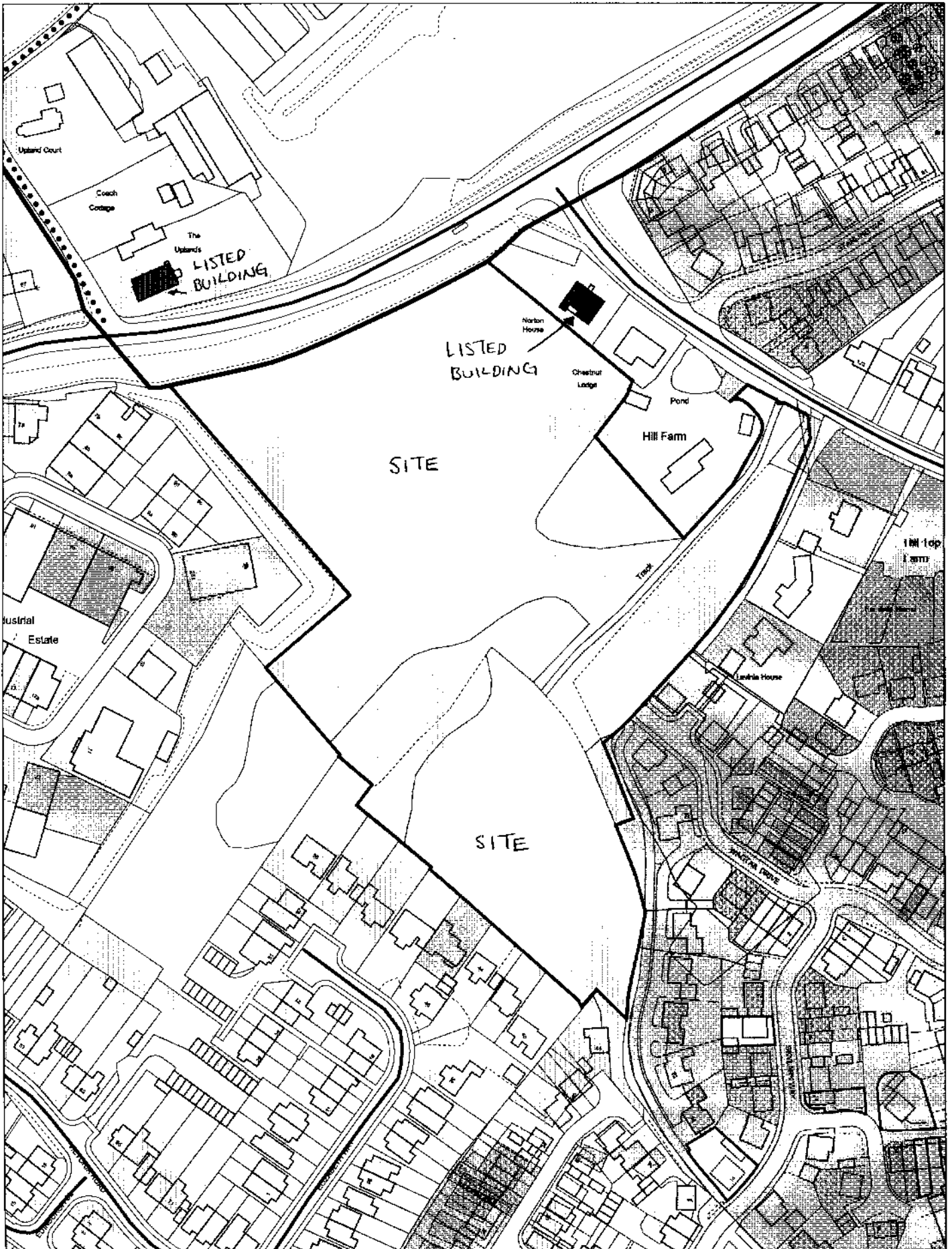
[REDACTED]

The following people **supported** the application:

[REDACTED]

The following people **commented** on the application:

[REDACTED]



1709116.



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

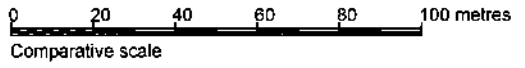
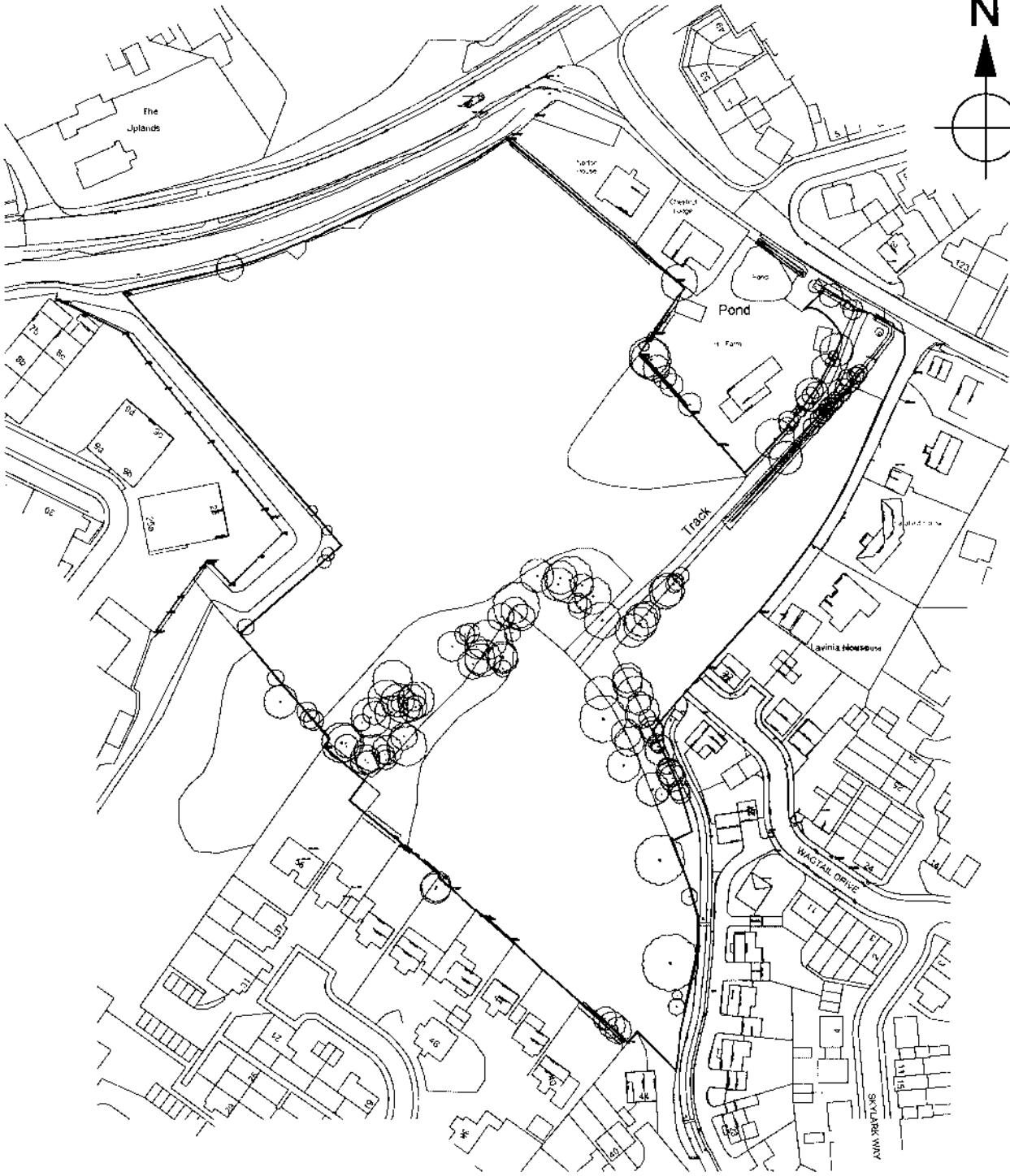
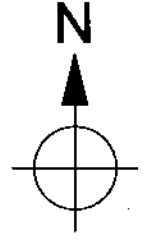
DC COMMITTEE
 Page 23
 CONSTRAINTS



SCALE 1:1250

Reproduced by permission of
 Ordnance Survey on behalf of HMSO.
 © Crown copyright and database right 2016
 Ordnance Survey Licence number 100017810

Date Printed : 26/04/2016



No.	Date	Amendment	Initials	No.	Date	Amendment	Initials
-----	------	-----------	----------	-----	------	-----------	----------

Client : Crest Nicholson

Project : Phase 6C, Cedars Park,

Drawing : Location Plan

Scale : 1:1250 @ A3	Status : Planning	Rev :
Date : May 2015	Dwg No : 18 - 2501 / 01	



Grafik Architecture
 Station Court
 Radford Way
 Billerica
 Essex CM12 0DZ
 T +44 (0)1277 658 233
 F +44 (0)1277 658 234
 www.grafikuk.com

© THIS DRAWING IS THE COPYRIGHT OF GRAFIK ARCHITECTURE. It shall not be in any way used or reproduced without their prior written consent. All dimensions are to be checked on site or in the workshop prior to commencing any work. Work only to figured dimensions. Any discrepancies are to be reported to the Architect.



0 10 20 30 40 50 meters
 Comparative scale

A 0120-N Motor entrance to direct entrance 13
 No. Date Authorisation
 Client: Chief Nicholson
 Project: Phase 1C, Centre Park,
 Stormfield, Bath, B.

Drawing: Site Layout
 Scale: 1:100 @ A1
 Date: June 2014
 Drawing No.: 13-120-N-13-A

GRAFIK

100% COPYRIGHT © GRAFIK 2014. All rights reserved. No part of this drawing may be reproduced or transmitted in any form or by any means, electronic or mechanical, including photocopying, recording, or by any information storage and retrieval system, without the prior written permission of GRAFIK.





Key:

- 1.8m Close Boarded Fence
- 2.2m Close Boarded Fence
- 2.2m Close Boarded Fence topped with 300mm rails
- 1.8m Brick Wall
- Timber Bollards



A. 01/20/15 - 1:500 Residential Site Plan

No. Date Amendment

Client: Boundary Treatment Plan

Project: Phase 4C, Cullen Park, Stourminster, Suffolk

Drawing: Boundary Treatment Plan

Scale: 1:500 (A1) Status: Planning

Drawn: [Name] Date: [Date]

Checked: [Name] Date: [Date]

Approved: [Name] Date: [Date]

© 2015 GRAFIK. All rights reserved. This drawing is the property of GRAFIK and is not to be reproduced without the written consent of GRAFIK.

GRAFIK

100, The Quadrant, Bournemouth, Dorset, BH1 1JG, UK

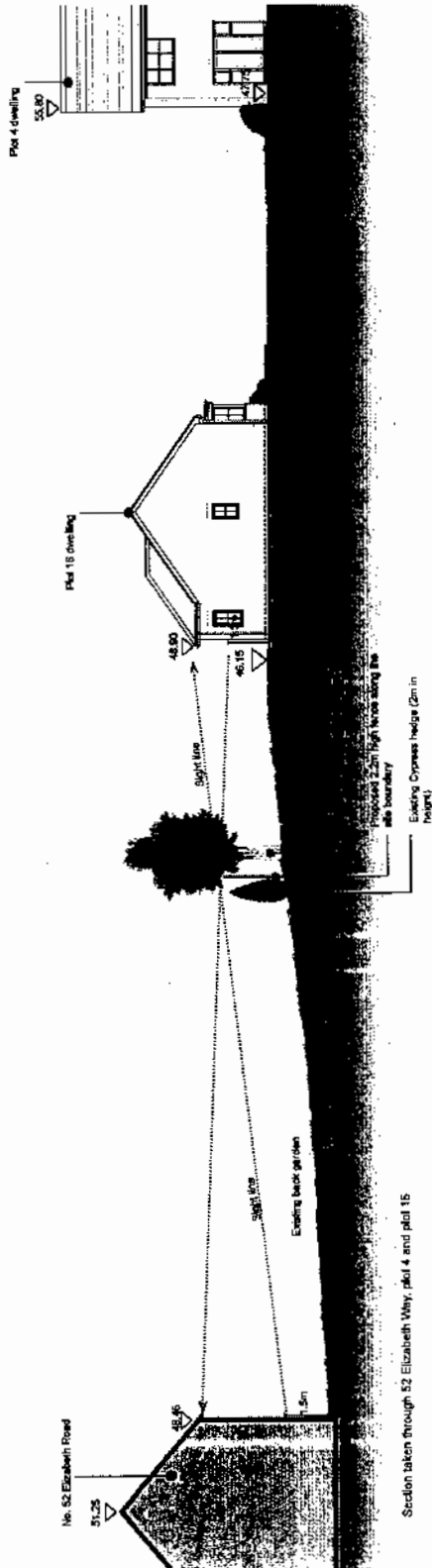
Tel: +44 (0)1202 734000 Fax: +44 (0)1202 734001

www.grafik.co.uk

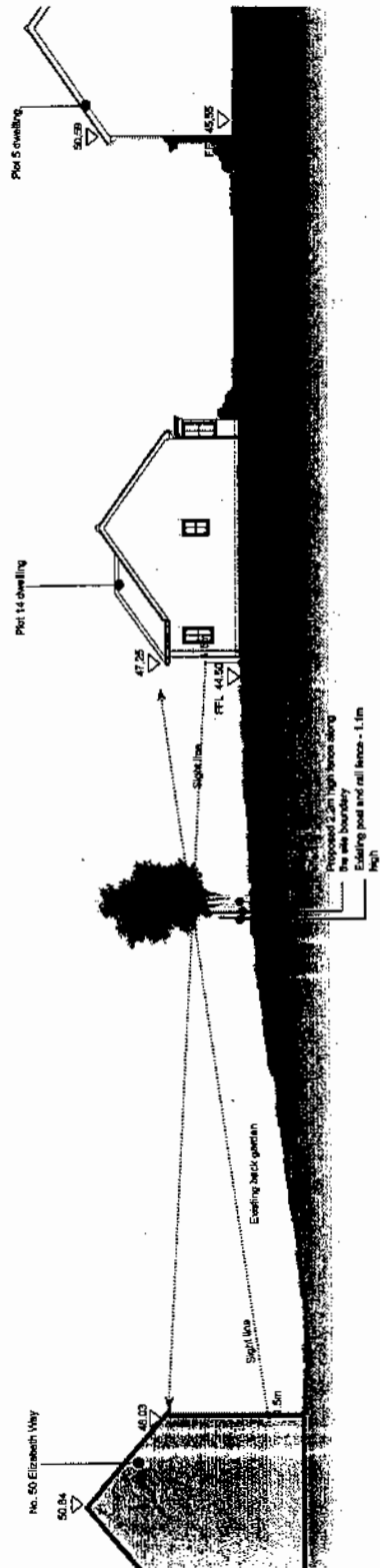


Plan showing locations of sections

Section AA



Section BB

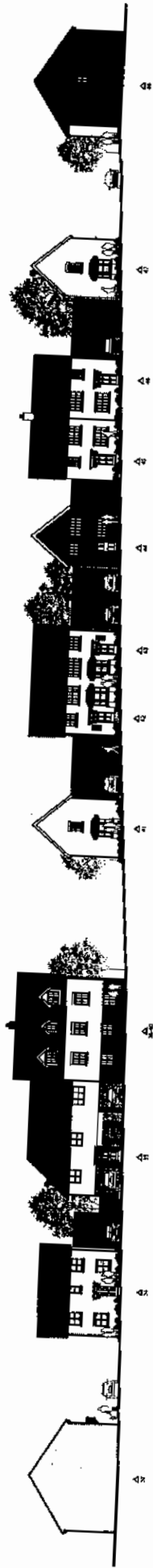


Scale Bar: 0 1 2 3 4 5 6 7 8 9 10 METRES

Notes:
 This drawing has been produced with the best knowledge at the time it was created. It does not constitute a contract. It is based on the information provided by the client and is not to be used for any other purpose without the written consent of the architect.
 Date: 24.02.15
 Drawn: J. Blake
 Checked: J. Blake
 Approved: J. Blake
 Project: 1501
 Date: 24.02.15
 Scale: 1:100
 Project: 1501
 Date: 24.02.15

Client	Chris Nicholson	Drawn	J. Blake
Project	Sections AA and BB	Checked	J. Blake
Scale	1:100	Approved	J. Blake
Date	24.02.15	Project	1501
Drawn	J. Blake	Scale	1:100
Checked	J. Blake	Date	24.02.15
Approved	J. Blake	Project	1501

James Blake
 ARCHITECTS
 1501 Elizabeth Way, Plot 15
 1501 Elizabeth Way, Plot 15
 LANDSCAPE ARCHITECTURE & ECOLOGY



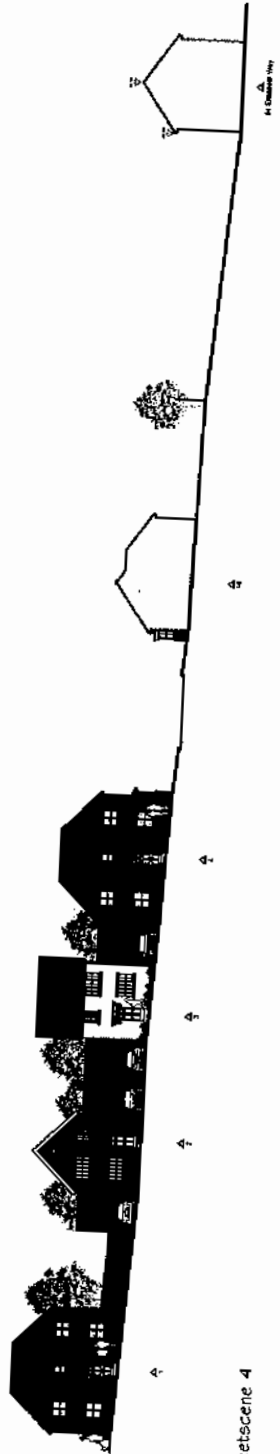
Streetscene 1



Streetscene 2

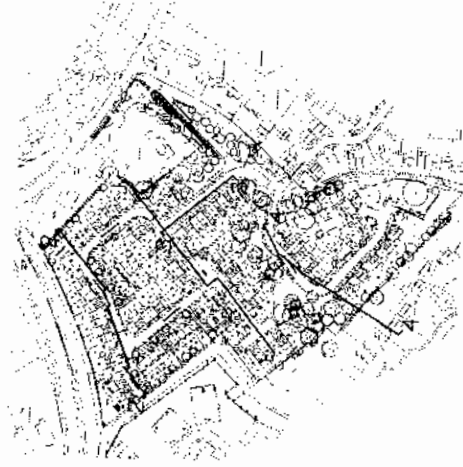


Streetscene 3



Streetscene 4

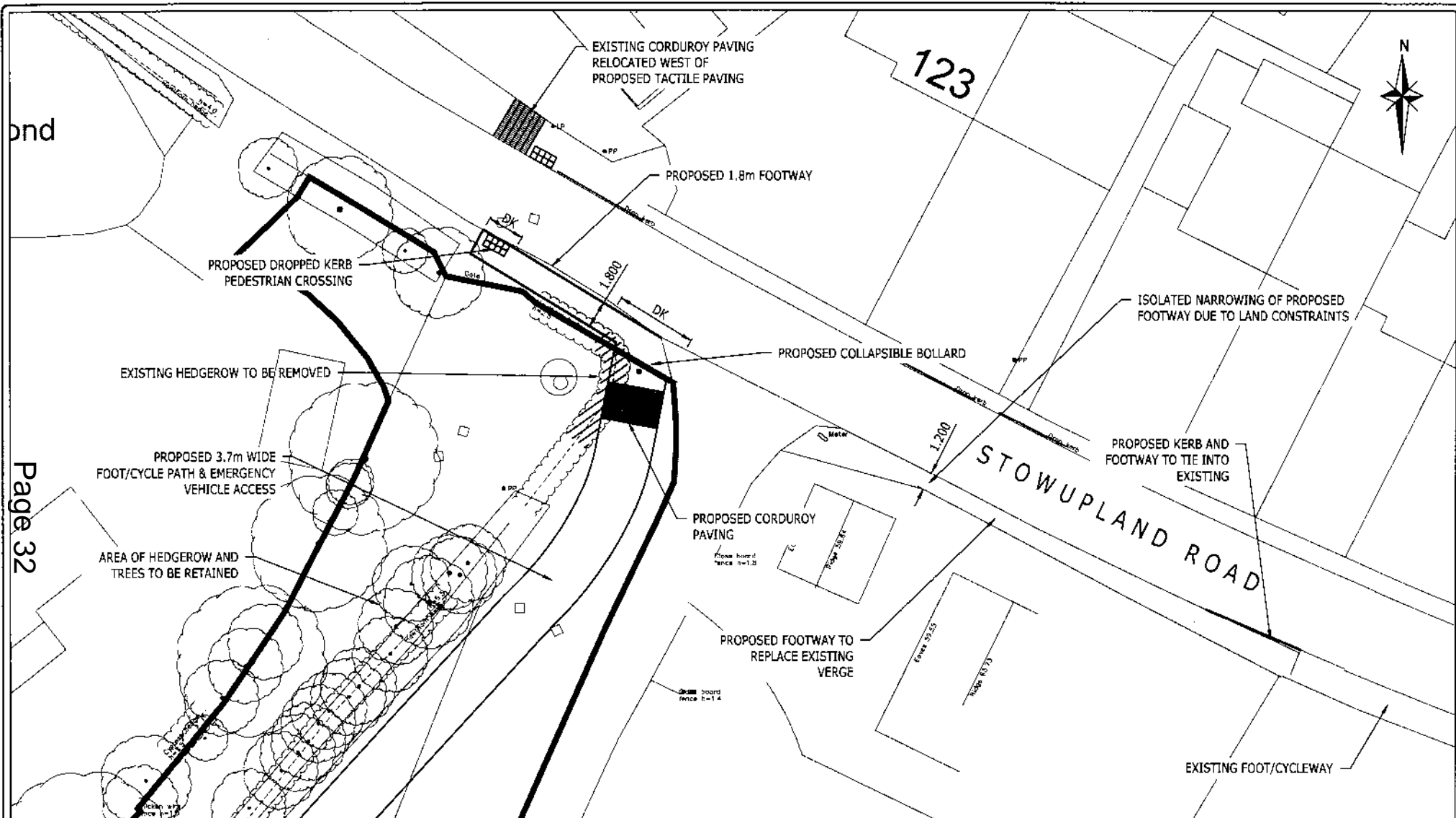
25.



Client:	Client: Michalson
Project:	Project: Pridal EC, Cobleskill Park, Stonewall, N.Y.
Drawing:	Streetscenes
Date:	1/20/04
Scale:	1" = 100'
Sheet:	25 of 25
Project No.:	04-001
Sheet No.:	25
Scale:	1" = 100'
Project:	Pridal EC, Cobleskill Park, Stonewall, N.Y.
Sheet:	25 of 25

GRAFIK

1000 10th Street, Suite 100, Stonewall, NY 12578
 Phone: 845.339.1111
 Fax: 845.339.1112
 Email: info@grafik.com



pond

Page 32

26.

KEY:
 PROPOSED FOOTWAY
 SITE BOUNDARY



REV.	AMENDMENTS	AA	KM	SAF	24-03-16
DRN	DK	APP	DATE		

ARDENT CONSULTING ENGINEERS

Suite 207, One Allie Street, London, E1 8DE
 T 020 7680 4088 / 020 7468 3736
 www.ardent-ce.co.uk enquiries@ardent-ce.co.uk

PROJECT TITLE: CEDARS PARK, PHASE 6C STOWMARKET

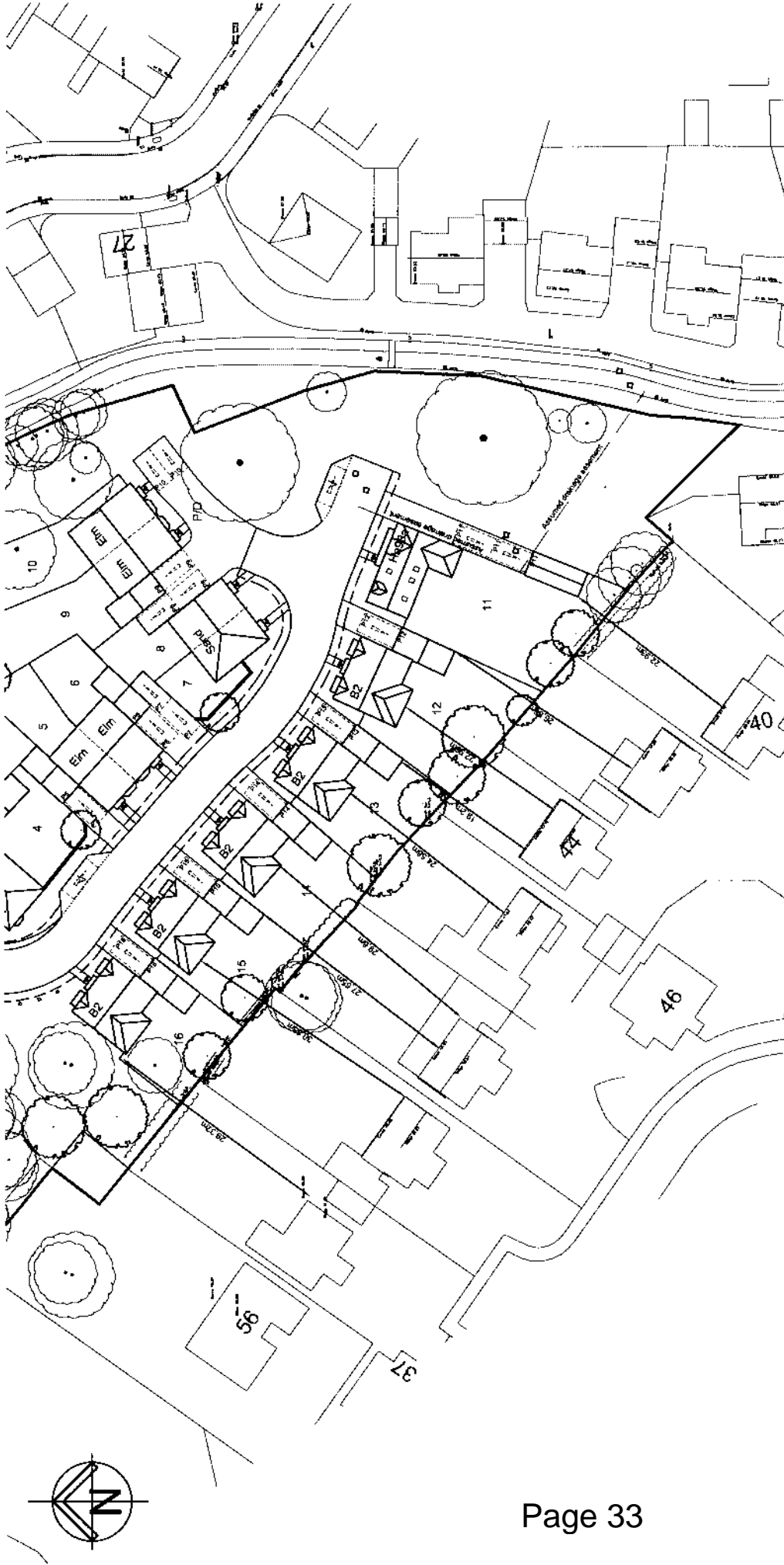
DRAWING TITLE: PROPOSED OFF-SITE HIGHWAY IMPROVEMENTS

CLIENT: CREST NICHOLSON

SCALE: 1:250 @ A3 DATE: JULY 2015 DESIGNED: DV

DRAWN: DV CHECKED: RMA APPROVED: SAF

DRAWING NO. W160-004 REV: A



No.	Date	Amendment	Initials	No.	Date	Amendment	Initials
A	01.04.16	Minor amendments to clients comments	LS				

Client: Crest Nicholson

Project: Phase 6C, Cedara Park,
Stowmarket, Suffolk

Drawing: Elizabeth Way Adjacent Building Plan

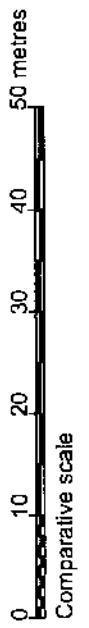
Scale:	1:500 @ A3	Status:	Planning	Rev:	A
Date:	Feb 2016	Dwg No:	16-2501/08		

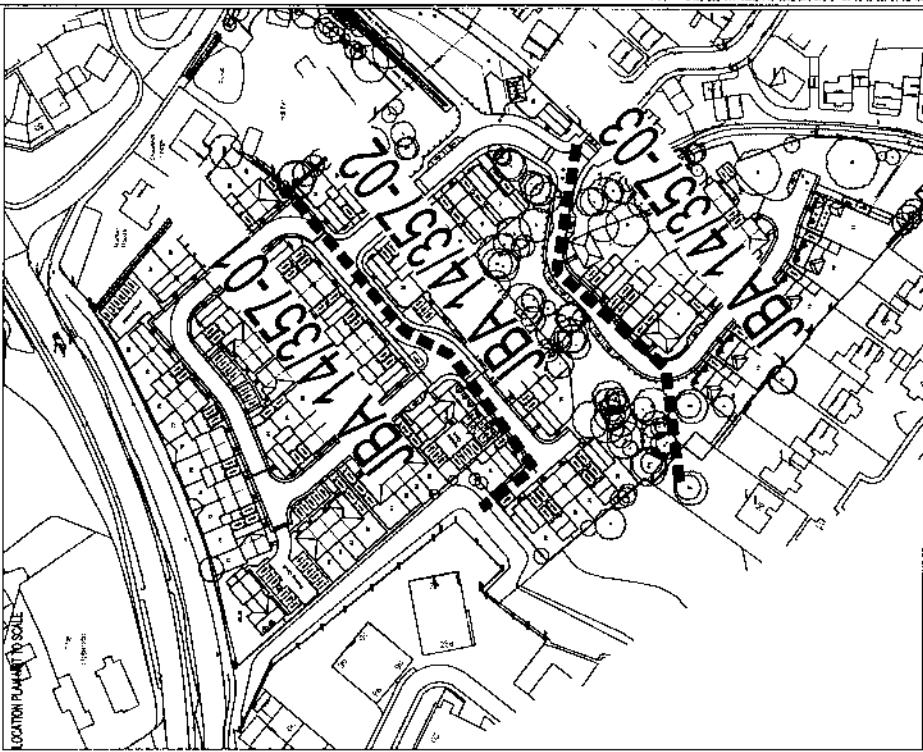
GRAFIK

Gratik Architecture
 Shelton Court
 Radford Way
 Billerica
 Essex CM12 0QZ
 T +44 (0)1277 658 233
 F +44 (0)1277 658 234
 www.gratikuk.com

It shall not be in any way used or reproduced without their prior written consent. All dimensions are to be checked on site or in the workshop prior to commencing any work. Work only to figured dimensions. Any discrepancies are to be reported to the Architect.

Rev: Progress 1/25/16: Stowmarket 6C (03_10)01 - Planning/Phase6C/Analysis/Phase6C/Elizabeth Way Back to Back





LANDSCAPE PROGRAMMING
 DUE TO NATIONAL PLANT SHORTAGE PLANTS MAY TAKE UP TO NINE MONTHS TO BE DELIVERED. EARLY LEAD-IN FOR SOFT LANDSCAPE IS ADVISED.

NO.	PLANT	QTY	DATE	STATUS
1
2
3
4
5
6
7
8
9
10

Blake
 LANDSCAPE ARCHITECTURE & INTERIOR DESIGN, P.C.
 10000 W. 16th Ave., Suite 100, Denver, CO 80202
 (303) 751-1000

SPECIFICATION FOR TOPOTEXT SHEET MULCH FOR GRAVEL AREAS

TOPOTEXT is a long-fibered, needle-punched, nonwoven geotextile fabric made of 100% polypropylene fibers. It is used to separate and stabilize gravel and aggregate materials.

TOPOTEXT shall conform to the following specifications:

- Material shall be needle-punched polypropylene nonwoven geotextile fabric.
- Minimum weight shall be 1.5 lbs./sq. yd. (1.5 oz./sq. yd.).
- Minimum tensile strength shall be 100 lbs./in. (10 lbs./in.).
- Minimum tear strength shall be 10 lbs./in. (10 lbs./in.).
- Minimum puncture resistance shall be 10 lbs./in. (10 lbs./in.).
- Minimum UV resistance shall be 1000 hours.
- Minimum permeability shall be 100%.
- Minimum elongation at break shall be 10%.
- Minimum modulus shall be 100 lbs./in. (10 lbs./in.).
- Minimum thickness shall be 1/8" (3.175 mm).

INSTALLATION: TOPOTEXT shall be installed over a compacted subgrade. The fabric shall be laid out flat and free of wrinkles. The fabric shall be overlapped by a minimum of 12" (305 mm) in the direction of traffic flow. The fabric shall be secured to the subgrade by a minimum of 12" (305 mm) of gravel or aggregate material.

SPECIFICATION FOR HEDGE PLANTING

PLANTING: Hedges shall be planted in a grid pattern with a spacing of 12" (305 mm) between plants. The plants shall be planted in a 12" (305 mm) x 12" (305 mm) grid. The plants shall be planted in a 12" (305 mm) x 12" (305 mm) grid. The plants shall be planted in a 12" (305 mm) x 12" (305 mm) grid.

GRAVEL AND MULCH SPECIFICATIONS

GRAVEL: Gravel shall be 1/2" (12.5 mm) to 1 1/2" (37.5 mm) in size. The gravel shall be washed and free of fines. The gravel shall be placed in a 4" (100 mm) layer. The gravel shall be placed in a 4" (100 mm) layer.

MULCH: Mulch shall be 1/2" (12.5 mm) to 1 1/2" (37.5 mm) in size. The mulch shall be washed and free of fines. The mulch shall be placed in a 4" (100 mm) layer. The mulch shall be placed in a 4" (100 mm) layer.

INSET DETAIL 1: SHRUB BED WITH COURSE WOOD CHIP MULCH OVER SUITABLE BIODEGRADABLE SHEET MULCH.

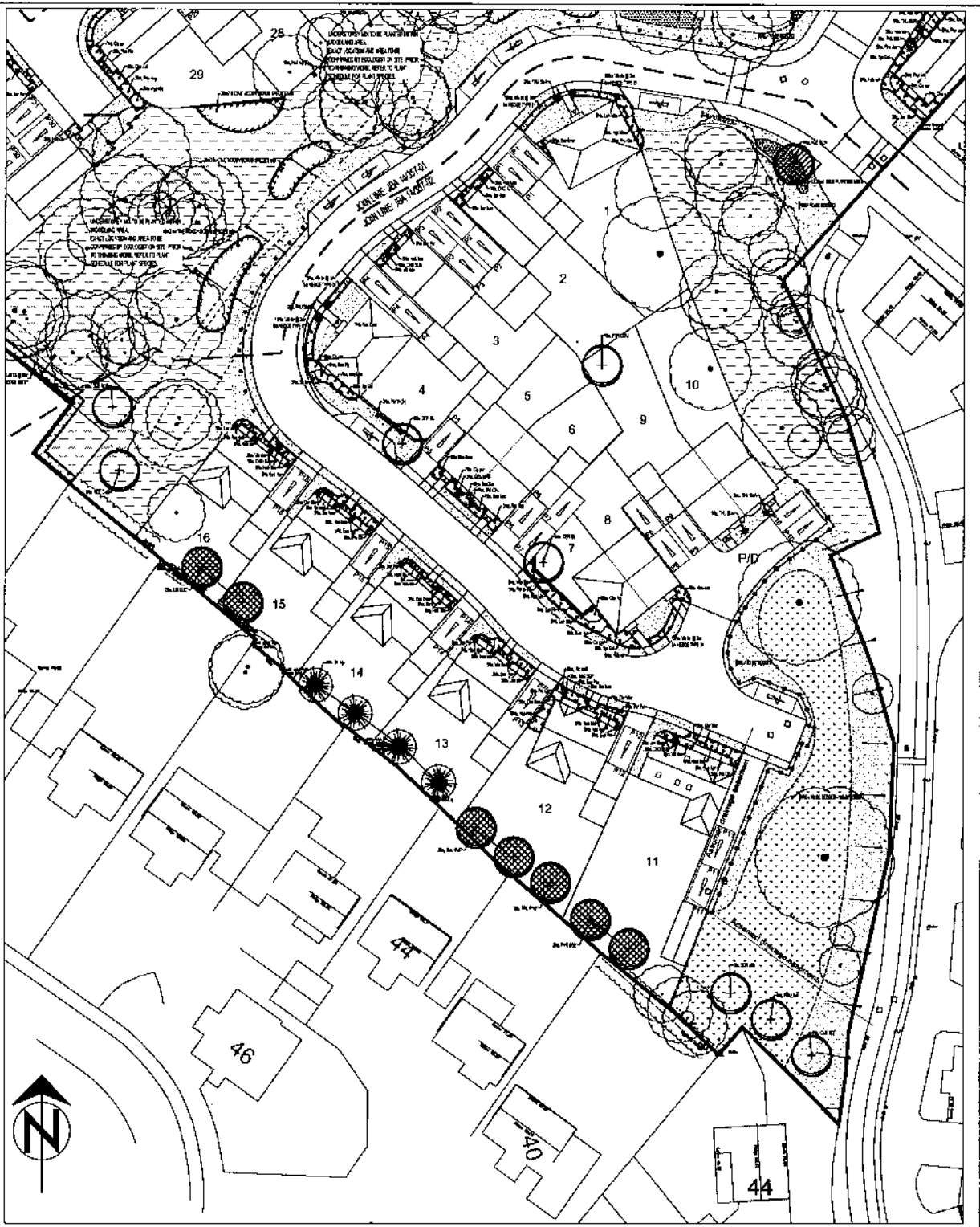
NOTES:

1. All materials shall be installed in accordance with the specifications.
2. The shrub shall be planted in a 12" (305 mm) x 12" (305 mm) grid.
3. The topsoil shall be 4" (100 mm) deep.
4. The wood chip mulch shall be 4" (100 mm) deep.
5. The biodegradable sheet mulch shall be 1/8" (3.175 mm) thick.
6. The sheet mulch shall be overlapped by a minimum of 12" (305 mm).
7. The sheet mulch shall be secured to the subgrade by a minimum of 12" (305 mm) of gravel or aggregate material.
8. The sheet mulch shall be installed over a compacted subgrade.
9. The sheet mulch shall be installed over a compacted subgrade.
10. The sheet mulch shall be installed over a compacted subgrade.

NO.	DESCRIPTION	QTY	UNIT	PRICE
001
002
003
004
005
006
007
008
009
010
011
012
013
014
015
016
017
018
019
020
021
022
023
024
025
026
027
028
029
030
031
032
033
034
035
036
037
038
039
040
041
042
043
044
045
046
047
048
049
050
051
052
053
054
055
056
057
058
059
060
061
062
063
064
065
066
067
068
069
070
071
072
073
074
075
076
077
078
079
080
081
082
083
084
085
086
087
088
089
090
091
092
093
094
095
096
097
098
099
100

GENERAL NOTES:

1. The owner shall be responsible for obtaining all necessary permits and approvals from the appropriate authorities.
2. The contractor shall be responsible for obtaining all necessary permits and approvals from the appropriate authorities.
3. The contractor shall be responsible for obtaining all necessary permits and approvals from the appropriate authorities.
4. The contractor shall be responsible for obtaining all necessary permits and approvals from the appropriate authorities.
5. The contractor shall be responsible for obtaining all necessary permits and approvals from the appropriate authorities.
6. The contractor shall be responsible for obtaining all necessary permits and approvals from the appropriate authorities.
7. The contractor shall be responsible for obtaining all necessary permits and approvals from the appropriate authorities.
8. The contractor shall be responsible for obtaining all necessary permits and approvals from the appropriate authorities.
9. The contractor shall be responsible for obtaining all necessary permits and approvals from the appropriate authorities.
10. The contractor shall be responsible for obtaining all necessary permits and approvals from the appropriate authorities.
11. The contractor shall be responsible for obtaining all necessary permits and approvals from the appropriate authorities.
12. The contractor shall be responsible for obtaining all necessary permits and approvals from the appropriate authorities.
13. The contractor shall be responsible for obtaining all necessary permits and approvals from the appropriate authorities.
14. The contractor shall be responsible for obtaining all necessary permits and approvals from the appropriate authorities.
15. The contractor shall be responsible for obtaining all necessary permits and approvals from the appropriate authorities.
16. The contractor shall be responsible for obtaining all necessary permits and approvals from the appropriate authorities.
17. The contractor shall be responsible for obtaining all necessary permits and approvals from the appropriate authorities.
18. The contractor shall be responsible for obtaining all necessary permits and approvals from the appropriate authorities.
19. The contractor shall be responsible for obtaining all necessary permits and approvals from the appropriate authorities.
20. The contractor shall be responsible for obtaining all necessary permits and approvals from the appropriate authorities.



KEY

- PROPOSED PLANTING: [Symbol]
- EXISTING PLANTING: [Symbol]
- PROPOSED WALKWAY: [Symbol]
- EXISTING WALKWAY: [Symbol]
- PROPOSED DRIVEWAY: [Symbol]
- EXISTING DRIVEWAY: [Symbol]
- PROPOSED PARKING: [Symbol]
- EXISTING PARKING: [Symbol]
- PROPOSED CURB: [Symbol]
- EXISTING CURB: [Symbol]
- PROPOSED FENCE: [Symbol]
- EXISTING FENCE: [Symbol]
- PROPOSED SIGN: [Symbol]
- EXISTING SIGN: [Symbol]
- PROPOSED LIGHTING: [Symbol]
- EXISTING LIGHTING: [Symbol]
- PROPOSED UTILITY: [Symbol]
- EXISTING UTILITY: [Symbol]

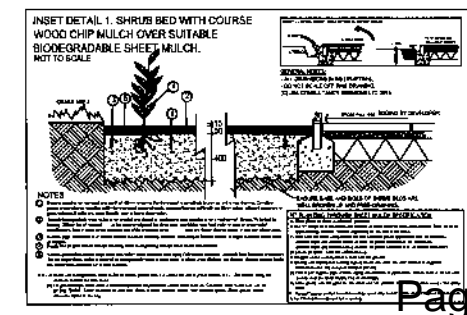
PLANTING SPECIFICATIONS:

- 1. All plants shall be specified by botanical name, size, and quantity.
- 2. All plants shall be specified by botanical name, size, and quantity.
- 3. All plants shall be specified by botanical name, size, and quantity.
- 4. All plants shall be specified by botanical name, size, and quantity.
- 5. All plants shall be specified by botanical name, size, and quantity.
- 6. All plants shall be specified by botanical name, size, and quantity.
- 7. All plants shall be specified by botanical name, size, and quantity.
- 8. All plants shall be specified by botanical name, size, and quantity.
- 9. All plants shall be specified by botanical name, size, and quantity.
- 10. All plants shall be specified by botanical name, size, and quantity.

FOR PLANT SCHEDULE AND SPECIFICATION DETAILS REFER TO DRAWING 10A (L-20-01)

EXISTING VEGETATION TO BE REMOVED AND REPLACED WITH THE FOLLOWING SPECIES:

- 1. [Species Name]
- 2. [Species Name]
- 3. [Species Name]
- 4. [Species Name]
- 5. [Species Name]
- 6. [Species Name]
- 7. [Species Name]
- 8. [Species Name]
- 9. [Species Name]
- 10. [Species Name]



HEALTH AND SAFETY RISK ASSESSMENT

A Risk Assessment was conducted on the site during the design process and to ensure that the proposed landscape design is safe for the public and the environment. The assessment identified the following risks:

- HEALTH AND SAFETY:** The proposed landscape design is safe for the public and the environment.
- ENVIRONMENTAL:** The proposed landscape design is safe for the public and the environment.
- SAFETY:** The proposed landscape design is safe for the public and the environment.
- ENVIRONMENTAL:** The proposed landscape design is safe for the public and the environment.
- SAFETY:** The proposed landscape design is safe for the public and the environment.
- ENVIRONMENTAL:** The proposed landscape design is safe for the public and the environment.
- SAFETY:** The proposed landscape design is safe for the public and the environment.
- ENVIRONMENTAL:** The proposed landscape design is safe for the public and the environment.
- SAFETY:** The proposed landscape design is safe for the public and the environment.
- ENVIRONMENTAL:** The proposed landscape design is safe for the public and the environment.

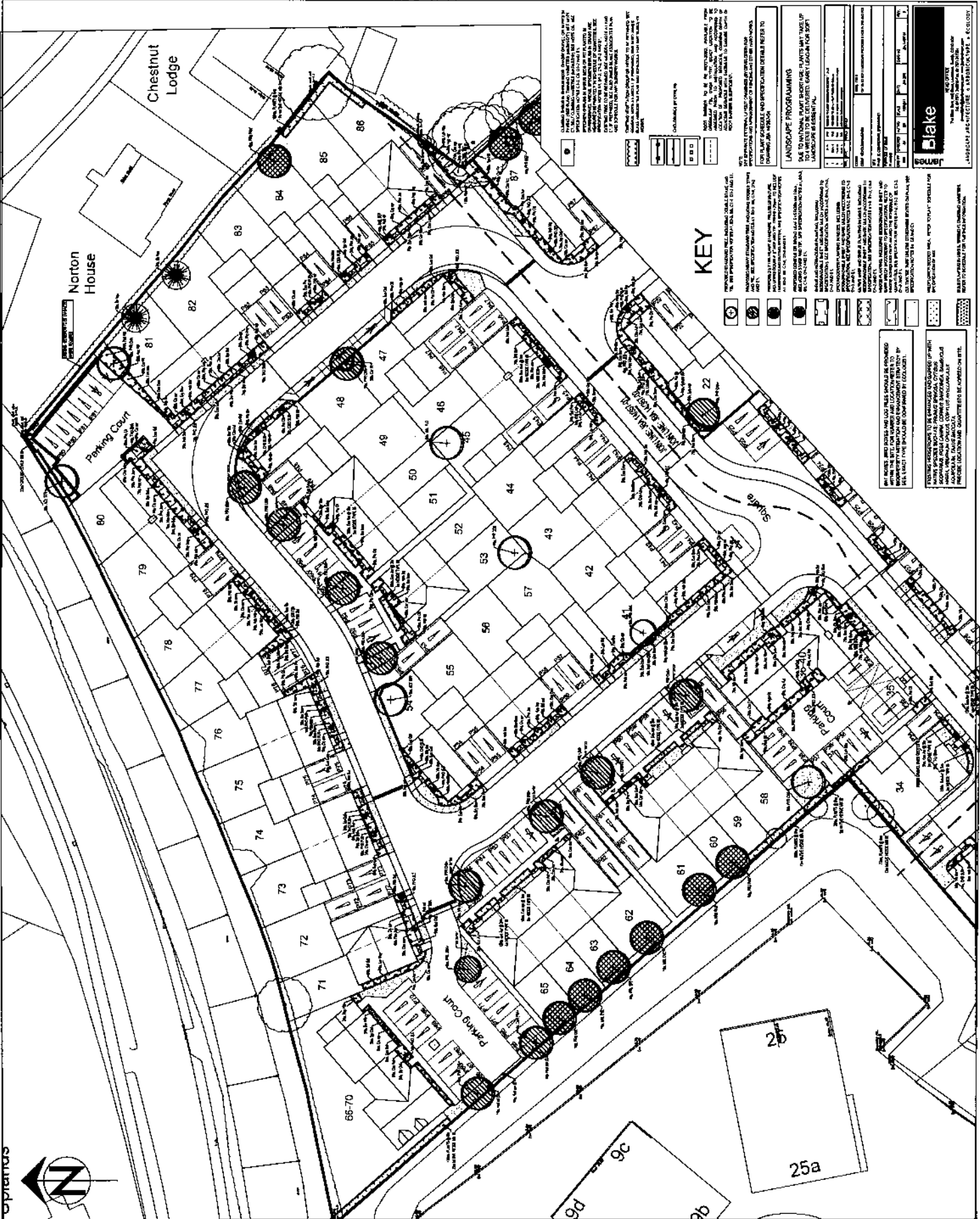
LANDSCAPE PROGRAMMING

Due to the National Plant Shortage, plants may have to be substituted. It is recommended that the contractor confirm the availability of plants before construction begins.

PLANT CODE	PLANT NAME	QUANTITY	PLANT SIZE	PLANT TYPE
S1	[Plant Name]	[Quantity]	[Plant Size]	[Plant Type]
S2	[Plant Name]	[Quantity]	[Plant Size]	[Plant Type]
S3	[Plant Name]	[Quantity]	[Plant Size]	[Plant Type]
S4	[Plant Name]	[Quantity]	[Plant Size]	[Plant Type]
S5	[Plant Name]	[Quantity]	[Plant Size]	[Plant Type]
S6	[Plant Name]	[Quantity]	[Plant Size]	[Plant Type]
S7	[Plant Name]	[Quantity]	[Plant Size]	[Plant Type]
S8	[Plant Name]	[Quantity]	[Plant Size]	[Plant Type]
S9	[Plant Name]	[Quantity]	[Plant Size]	[Plant Type]
S10	[Plant Name]	[Quantity]	[Plant Size]	[Plant Type]

Blake

LANDSCAPE ARCHITECTURE & ANIMALS, PLANTS & ECOLOGY



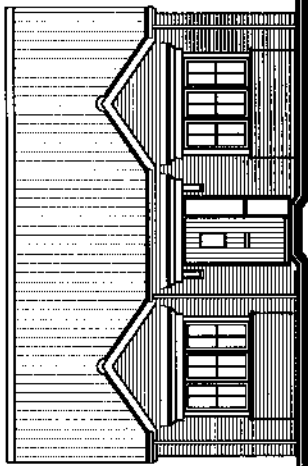
KEY

- 1. 2. 3. 4. 5. 6. 7. 8. 9. 10. 11. 12. 13. 14. 15. 16. 17. 18. 19. 20. 21. 22. 23. 24. 25. 26. 27. 28. 29. 30. 31. 32. 33. 34. 35. 36. 37. 38. 39. 40. 41. 42. 43. 44. 45. 46. 47. 48. 49. 50. 51. 52. 53. 54. 55. 56. 57. 58. 59. 60. 61. 62. 63. 64. 65. 66. 67. 68. 69. 70. 71. 72. 73. 74. 75. 76. 77. 78. 79. 80. 81. 82. 83. 84. 85. 86. 87. 88. 89. 90. 91. 92. 93. 94. 95. 96. 97. 98. 99. 100.

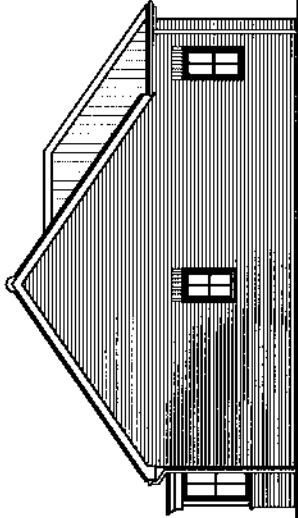
NOTHING IS TO BE CONSIDERED AS PART OF THIS PLAN UNLESS IT IS SPECIFICALLY IDENTIFIED BY A NUMBER AND NAME. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE LOCAL AUTHORITIES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE LOCAL AUTHORITIES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE LOCAL AUTHORITIES.

BLAKE
 LANDSCAPE ARCHITECTURE & ECOSYSTEMS
 1000 W. 10th Street, Suite 100
 Denver, CO 80202
 Phone: (303) 733-1111
 Fax: (303) 733-1112
 Website: www.blake-landscape.com

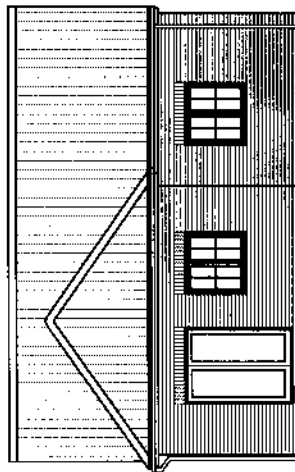
NOTES:
 1. ALL DIMENSIONS ARE IN FEET AND INCHES. DIMENSIONS IN PARENTHESES ARE FOR INFORMATION ONLY.
 2. ALL MATERIALS AND METHODS OF CONSTRUCTION SHALL BE AS SHOWN ON THE DRAWINGS.
 3. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE LOCAL AUTHORITIES.
 4. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE LOCAL AUTHORITIES.
 5. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE LOCAL AUTHORITIES.



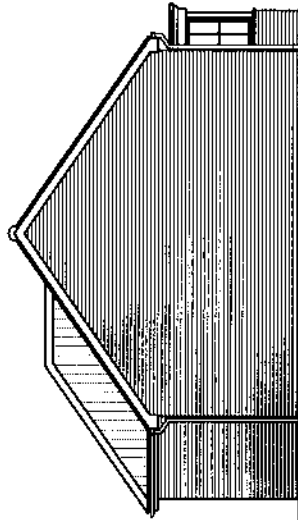
Front Elevation



Side Elevation



Rear Elevation



Side Elevation

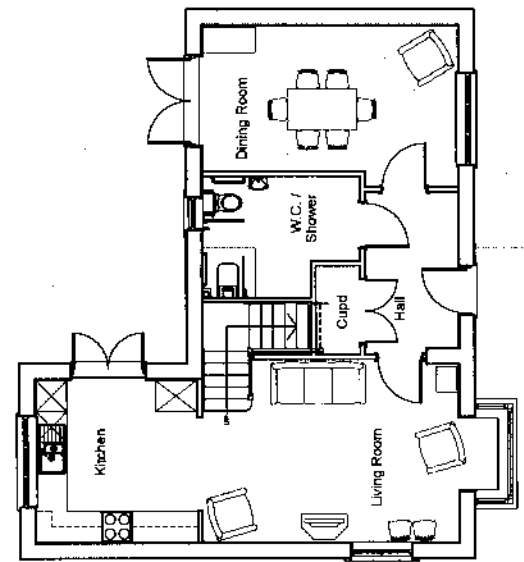
Plots: AS - 12, 13, 14, 15 & 16

| No. | Date | Amendment | Initials | No. | Date | Amendment | Initials |
|---|------|---|----------|-------------------------|------|-----------|----------|
| <p>Client : CREAT NICHOLSON
 Project : Phase 6C, Cedars Park
 Stowmarket, Suffolk</p> | | | | | | | |
| <p>Drawing : B2 Bungalow - Elevations</p> | | | | | | | |
| Scale : 1:100 @ A3 | | Status : Planning | | Dwg No : 18 - 2801 / 11 | | Rev: | |
| Date : March 28th | | <p>© THIS DRAWING IS THE COPYRIGHT OF GRAFIK ARCHITECTURE. It shall not be in any way used or reproduced without their prior written consent. All dimensions are to be checked on site or in the workshop prior to commencing any work. Work only to figured dimensions. Any discrepancies are to be reported to the Architect.</p> | | | | | |

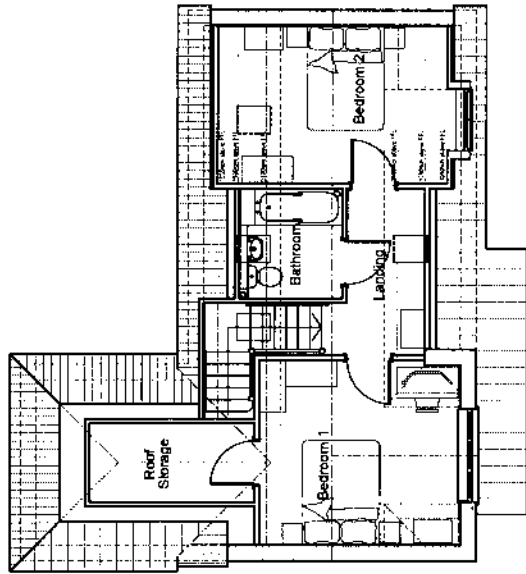
GRAFIK

GRAFIK ARCHITECTURE
 Zoland House
 5-25 Scrubbs Street
 London EC2A 4JF
 T +44 (0)20 7749 7700
 F +44 (0)20 7759 7502
 www.grafik.com

GRAFIK ARCHITECTURE
 2801/11
 Stowmarket, Suffolk
 T +44 (0)1277 656 233
 F +44 (0)1277 656 234
 info@grafik.com



Ground Floor Plan
Plots: AS - 11



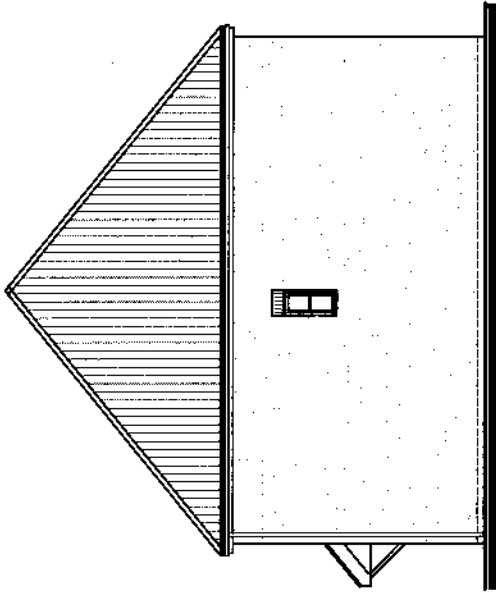
First Floor Plan

| No. | Date | Amendment | Initials | No. | Date | Amendment | Initials |
|---|------------|-----------|----------------|------|------|-----------|----------|
| <p>Client : Crest Nicholson
 Project : Phase 6C, Cedars Park
 Stowmarket, Suffolk.</p> | | | | | | | |
| <p>Drawing : Chalet Bungalow Hasba - Floor Plans</p> | | | | | | | |
| Scale : | 1:100 @ A3 | Status : | Planning | Rev: | | | |
| Date : | March 2016 | Dwg No : | 16 - 2501 / 12 | | | | |
| <p>© THIS DRAWING IS THE COPYRIGHT OF GRAFIK ARCHITECTURE. It shall not be in any way used or reproduced without their prior written consent. All dimensions are to be checked on site or in the workshop prior to commencing any work. Work only to figured dimensions. Any discrepancies are to be reported to the Architect.</p> | | | | | | | |

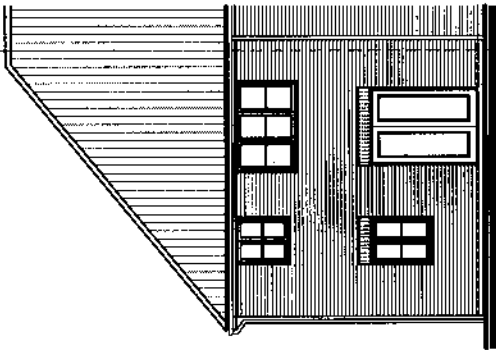
GRAFIK

GRAFIK Architecture
 2nd Floor
 Bedford Way
 Emsay
 Essex CM13 0DZ
 T +44 (0)1277 695 233
 F +44 (0)1277 695 234
 info@grafik.com
 www.grafik.com

Zelding House
 Unit 2 Ground Floor
 5-25 Scrabble Street
 London EC2A 4JH
 T +44 (0)20 7749 7700
 F +44 (0)20 7339 7602
 www.grafik.com



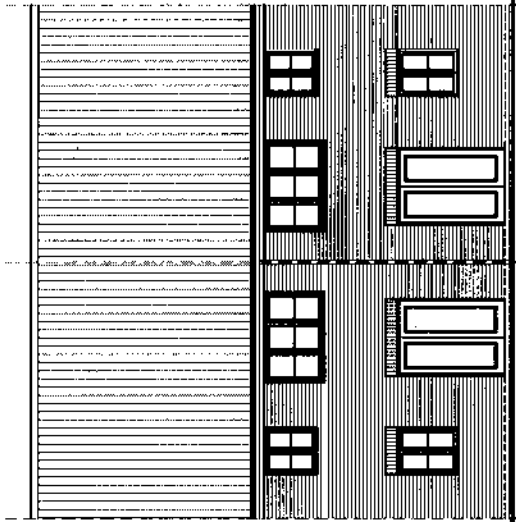
Side Elevation



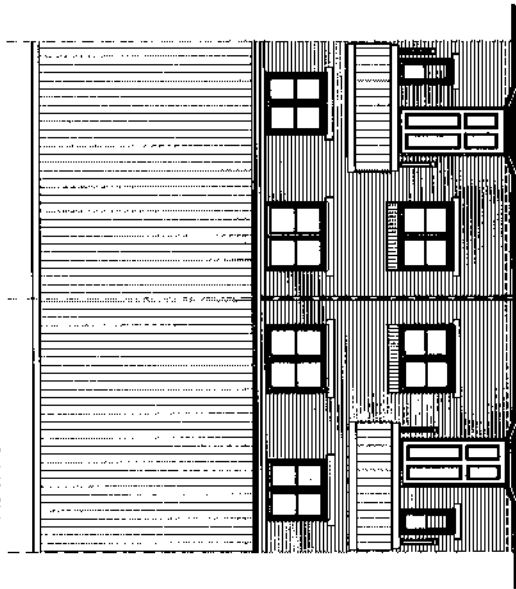
Rear Elevation



Front Elevation
Plots: AS 65



Rear Elevation



Front Elevation
Plots: AS 63

| No. | Date | Amendment | Initials | No. | Initials |
|-----|------|-----------|----------|-----|----------|
| | | | | | |

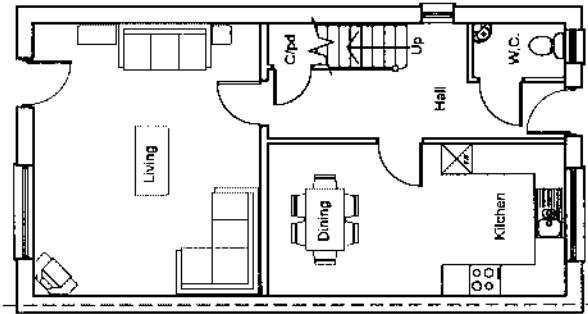
Client: Crest Nicholson
 Project: Phase 6C, Cedars Park
 Stowmarket, Suffolk

Drawing: Henley - Elevations (semi-det. & terraced)

Scale: 1:100 @ A3
 Date: May 2015
 Status: Planning
 Dwg No: TP - 2001 / 40

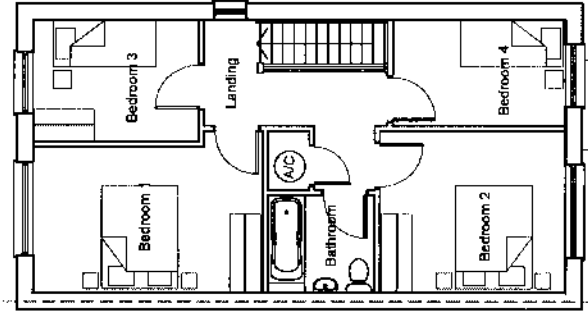
© THE DRAWING IS THE COPYRIGHT OF GRAFIK ARCHITECTURE. It shall not be in any way used or reproduced without their prior written consent. All dimensions are to be checked on site or in the workshop prior to commencing any work. Work only to figured dimensions. Any discrepancies are to be reported to the Architect.

GRAFIK ARCHITECTURE
 Zeland House
 5-25 SUTTON STREET
 LONDON EC2A 4UJ
 T +44 (0)20 7492 7700
 F +44 (0)20 7758 7502
 info@grafik.com
 www.grafik.com



Ground Floor Plan

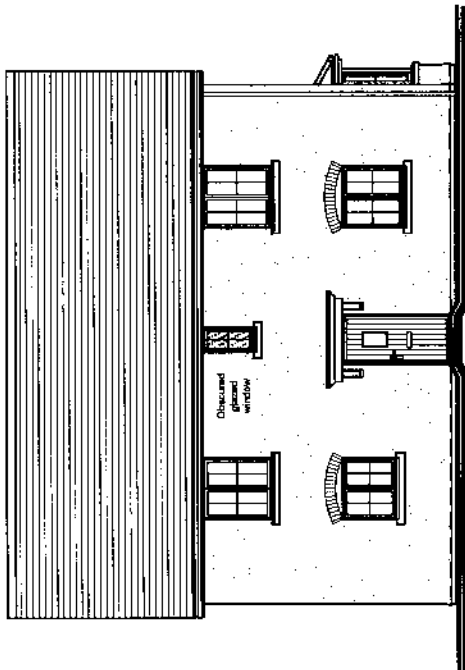
Plots: AS 61
Hand 62



First Floor Plan

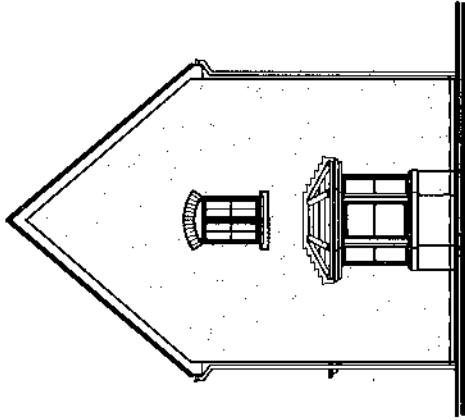


| No. | Date | Amendment | Initials | No. | Date | Amendment | Initials |
|--|------|-----------|----------|-----|------|-----------|----------|
| <p>Client: Crest Nicholson
 Project: Phase 6C, Cedars Park
 Stowmarket, Suffolk.</p> <p>Drawing: Newton - Floor Plans
 Scale: 1:100 @ A3
 Date: May 2015
 Signature: Planning
 Dwg No: 16 - 2801 / 41</p> | | | | | | | |
| <p>GRAFIK</p> <p>GRAFIK Architecture
 Station Court
 Redford Way
 Bletchley
 Bucks MK12 0JZ
 T +44 (0)1277 658 220
 F +44 (0)1277 658 224
 info@grafik.co.uk
 www.grafik.co.uk</p> <p>Zelling House
 Unit E Ground Floor
 5-25 Surlingham Street
 London, E20A 4JU
 T +44 (0)20 7149 7700
 F +44 (0)20 7758 7522
 www.zelling.co.uk</p> | | | | | | | |
| <p><small>© THIS DRAWING IS THE COPYRIGHT OF GRAFIK ARCHITECTURE. It shall not be in any way used or reproduced without their prior written
 consent. All dimensions are to be checked on site in the workshop prior to commencing any work. Work only to figured dimensions. Any discrepancies
 are to be reported to the Architect.</small></p> <p><small>R:\N\Projects\162501 Stowmarket 6c 185 Units - Planning\Planning House Type\Newton_A4.dwg</small></p> | | | | | | | |

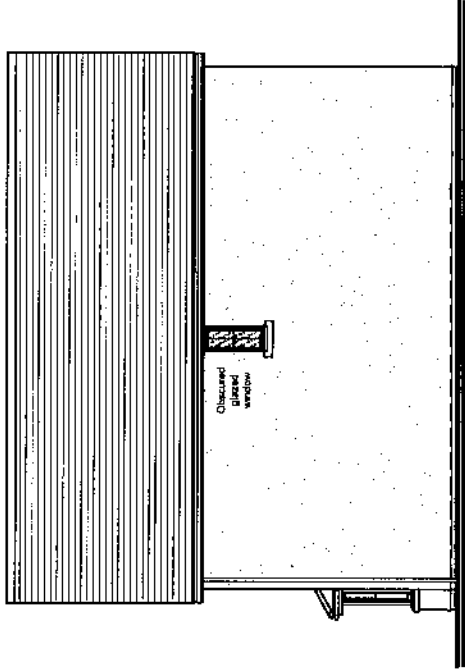


Front Elevation

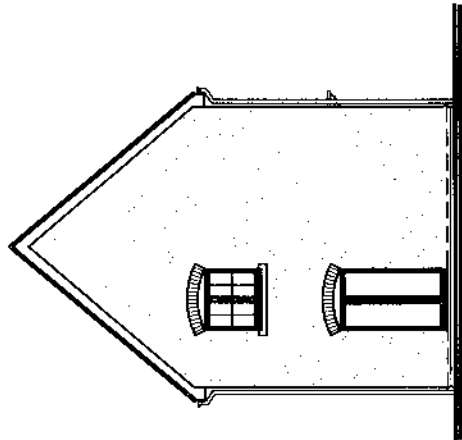
Plots: AS 17,29,41,48,54,87,89
Plots: Hand 22,47,88



Side Elevation

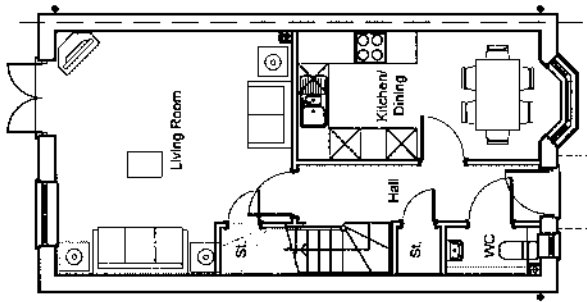


Side Elevation



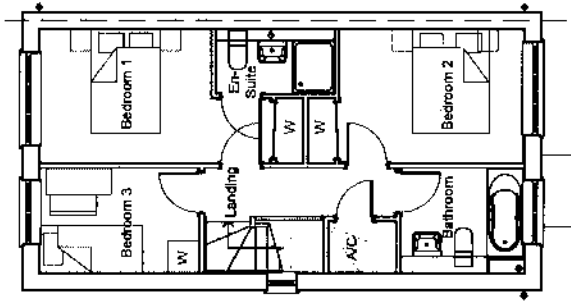
Rear Elevation

| No. | Date | Amendment | Initials | No. | Date | Amendment | Initials |
|---|------|------------------|----------|--|------|-----------|----------|
| <p>Client: Crest Nicholson
Project: Phase 6C, Cedars Park
Stowmarket, Suffolk</p> | | | | | | | |
| <p>Drawing: Chaleworth - Elevations</p> | | | | | | | |
| Scale: 1:100 @ A3 | | Status: Planning | | Dwg No: 16 - 2891 / 15 | | Rev. | |
| Date: May 2015 | | | | | | | |
| <p>© THIS DRAWING IS THE COPYRIGHT OF GRAFIK ARCHITECTURE. It shall not be in any way used or reproduced without their prior written consent. All dimensions are to be checked on site or in the workshop prior to commencing any work. Work only to figured dimensions. Any discrepancies are to be reported to the Architect.</p> | | | | | | | |
| <p>GRAFIK ARCHITECTURE
Zakaria House
Sturton Court
Redford Way
Blenheim
Epsom CM17 0DE
T +44 (0)1277 658 233
F +44 (0)1277 658 234
info@grafik.com
www.grafik.com</p> | | | | <p>GRAFIK ARCHITECTURE
Zakaria House
Unit E Ground Floor
5-25 Saxford Street
London, EC3A 4JU
T +44 (0)20 7746 7700
F +44 (0)20 7739 7502
www.grafik.com</p> | | | |



Ground Floor Plan

Plots: AS 5, 9, 20, 26, 42, 55, 77, 83
 Plots: Hend 6, 10, 21, 25, 30, 43, 56, 78



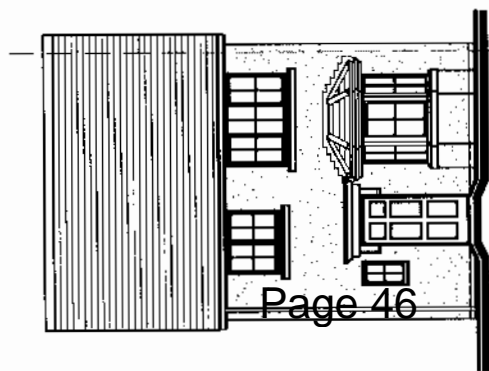
First Floor Plan



| No. | Date | Amendment | Initials | No. | Date | Amendment | Initials |
|---|------|-----------|----------|-----|------|-----------|----------|
| <p>Client: Crest Nicholson
 Project: Phase 6C, Cedars Park
 Stowmarket, Suffolk.</p> | | | | | | | |
| <p>Drawing: Elmswell - Floor plans
 Scale: 1:100 @ A3
 Date: May 2015
 Status: Planning
 Dwg No: 16 - 2891716
 New</p> | | | | | | | |
| <p>© THIS DRAWING IS THE COPYRIGHT OF GRAFIK ARCHITECTURE. It shall not be in any way used or reproduced without their prior written consent. All dimensions are to be checked on site or in the workshop prior to commencing any work. Work only to figured dimensions. Any discrepancies are to be reported to the Architect.</p> | | | | | | | |

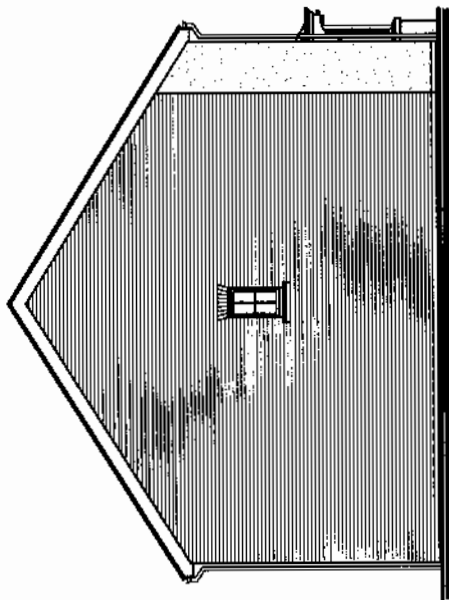


GRAFIK Architecture
 Station Court
 Radford Way
 Colchester, Essex
 CO1 1 0JZ
 T +44 (0)1277 856 393
 F +44 (0)1277 856 234
 www.grafik.com

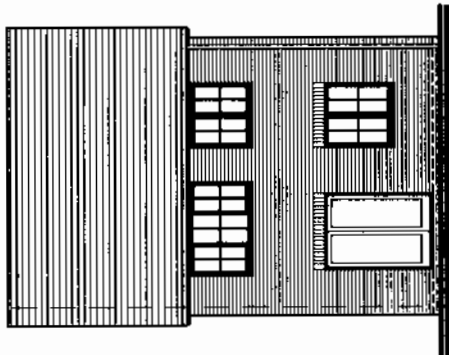


Front Elevation

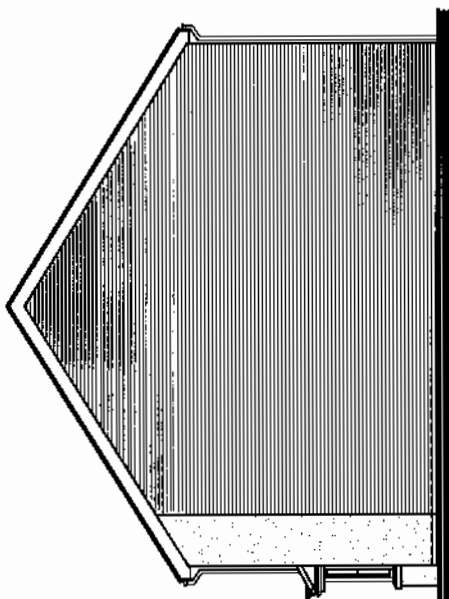
Plots: AS 5,9,20,26,42,55,77,83
Hand 6,10,21,43,56,78



Side Elevation

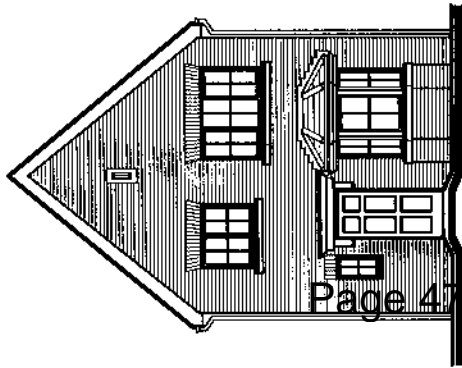


Rear Elevation

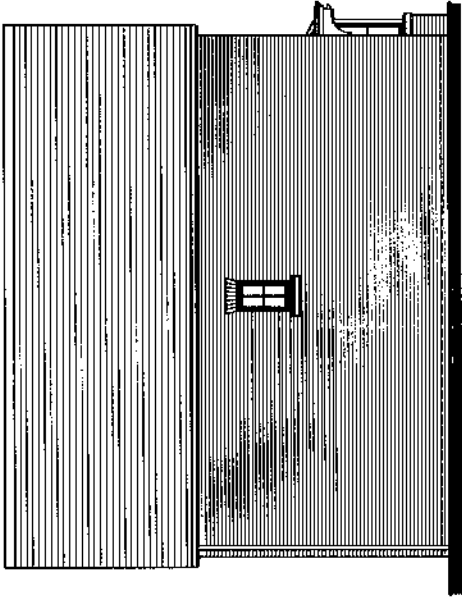


Side Elevation

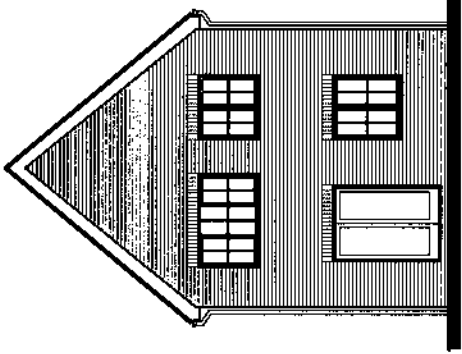
| No. | Date | Amendment | Initials | No. | Date | Amendment | Initials |
|--|------------|-----------|----------------|------|------|-----------|----------|
| <p>Client: Crest Nicholson
 Project: Phase 8C, Cedars Park
 Stowmarket, Suffolk.</p> | | | | | | | |
| <p>Drawing: Elmewell - Elevations (Render)</p> | | | | | | | |
| Scale: | 1:100 @ A3 | Status: | Planning | Rev: | | | |
| Date: | May 2015 | Dwg No.: | 16 - 1001 / 17 | | | | |
| <p>© THIS DRAWING IS THE COPYRIGHT OF GRAFIK ARCHITECTURE. It shall not be in any way used or reproduced without their prior written consent. All dimensions are to be checked on site or in the workshop prior to commencing any work. Work only to signed dimensions. Any discrepancies are to be reported to the Architect.</p> | | | | | | | |
| | | | | | | | |
| <p>GRAFIK ARCHITECTURE
 Station Court
 Redford Way
 Elmewell, Suffolk IP12 0JZ
 T +44 (0)1277 658 733
 F +44 (0)1277 658 734
 www.grafik.co.uk</p> | | | | | | | |



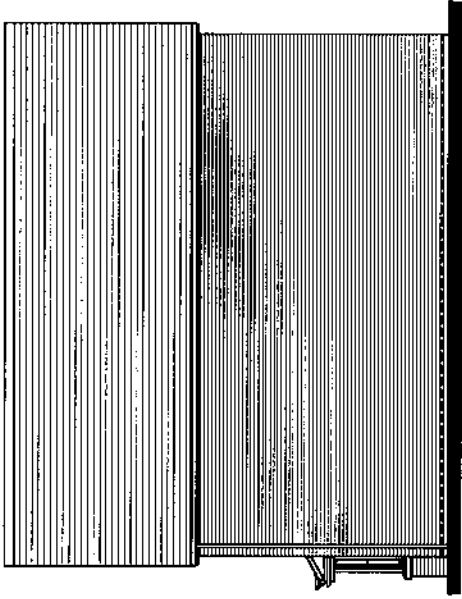
Front Elevation
Plots: Hand 25, 30



Side Elevation



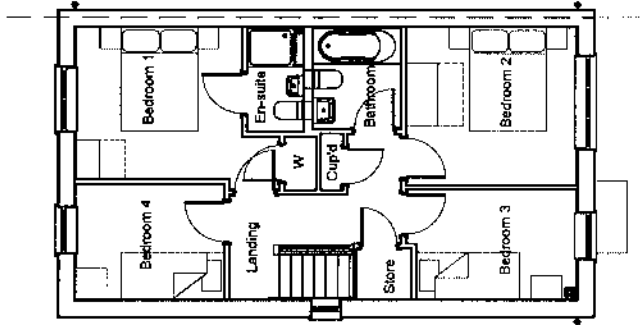
Rear Elevation



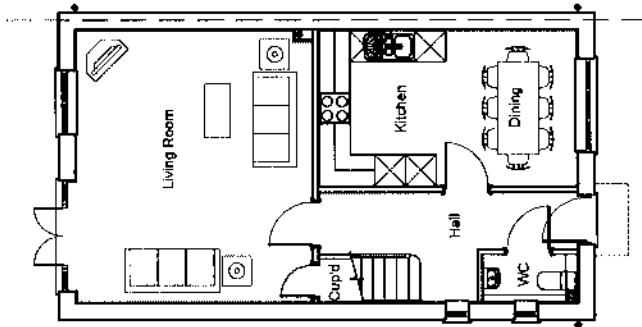
Side Elevation

| No. | Date | Amendment | Initials | No. | Date | Amendment | Initials |
|---|------|-----------|----------|-----|------|-----------|----------|
| <p>Client : Crest Nicholson</p> <p>Project : Phase 6C, Cedars Park
Stowmarket, Suffolk.</p> <p>Drawing : Elmswell - Elevations (Brick)</p> <p>Scale : 1:100 @ A3</p> <p>Date : May 2015</p> <p>Dwg No : 16 - 26017 18</p> | | | | | | | |
| Status : Planning | | Rev | | | | | |
| <p>© THIS DRAWING IS THE COPYRIGHT OF GRAFIK ARCHITECTURE. It shall not be in any way used or reproduced without their prior written consent. All dimensions are to be checked on site or in the workshop prior to commencing any work. Work only to figured dimensions. Any discrepancies are to be reported to the Architect.</p> | | | | | | | |
| | | | | | | | |
| <p>GRAFIK ARCHITECTURE
Surrey Court
Redford Way
Barnham
Suffolk IP20 9DZ
T +44 (0)1273 886 233
F +44 (0)1273 886 234
www.grafik.com</p> | | | | | | | |

Project: V25201, 26/05/2015, 16/05/2015, 17/05/2015, 18/05/2015, 19/05/2015, 20/05/2015, 21/05/2015, 22/05/2015, 23/05/2015, 24/05/2015, 25/05/2015, 26/05/2015, 27/05/2015, 28/05/2015, 29/05/2015, 30/05/2015, 31/05/2015, 01/06/2015, 02/06/2015, 03/06/2015, 04/06/2015, 05/06/2015, 06/06/2015, 07/06/2015, 08/06/2015, 09/06/2015, 10/06/2015, 11/06/2015, 12/06/2015, 13/06/2015, 14/06/2015, 15/06/2015, 16/06/2015, 17/06/2015, 18/06/2015, 19/06/2015, 20/06/2015, 21/06/2015, 22/06/2015, 23/06/2015, 24/06/2015, 25/06/2015, 26/06/2015, 27/06/2015, 28/06/2015, 29/06/2015, 30/06/2015, 01/07/2015, 02/07/2015, 03/07/2015, 04/07/2015, 05/07/2015, 06/07/2015, 07/07/2015, 08/07/2015, 09/07/2015, 10/07/2015, 11/07/2015, 12/07/2015, 13/07/2015, 14/07/2015, 15/07/2015, 16/07/2015, 17/07/2015, 18/07/2015, 19/07/2015, 20/07/2015, 21/07/2015, 22/07/2015, 23/07/2015, 24/07/2015, 25/07/2015, 26/07/2015, 27/07/2015, 28/07/2015, 29/07/2015, 30/07/2015, 31/07/2015, 01/08/2015, 02/08/2015, 03/08/2015, 04/08/2015, 05/08/2015, 06/08/2015, 07/08/2015, 08/08/2015, 09/08/2015, 10/08/2015, 11/08/2015, 12/08/2015, 13/08/2015, 14/08/2015, 15/08/2015, 16/08/2015, 17/08/2015, 18/08/2015, 19/08/2015, 20/08/2015, 21/08/2015, 22/08/2015, 23/08/2015, 24/08/2015, 25/08/2015, 26/08/2015, 27/08/2015, 28/08/2015, 29/08/2015, 30/08/2015, 31/08/2015, 01/09/2015, 02/09/2015, 03/09/2015, 04/09/2015, 05/09/2015, 06/09/2015, 07/09/2015, 08/09/2015, 09/09/2015, 10/09/2015, 11/09/2015, 12/09/2015, 13/09/2015, 14/09/2015, 15/09/2015, 16/09/2015, 17/09/2015, 18/09/2015, 19/09/2015, 20/09/2015, 21/09/2015, 22/09/2015, 23/09/2015, 24/09/2015, 25/09/2015, 26/09/2015, 27/09/2015, 28/09/2015, 29/09/2015, 30/09/2015, 01/10/2015, 02/10/2015, 03/10/2015, 04/10/2015, 05/10/2015, 06/10/2015, 07/10/2015, 08/10/2015, 09/10/2015, 10/10/2015, 11/10/2015, 12/10/2015, 13/10/2015, 14/10/2015, 15/10/2015, 16/10/2015, 17/10/2015, 18/10/2015, 19/10/2015, 20/10/2015, 21/10/2015, 22/10/2015, 23/10/2015, 24/10/2015, 25/10/2015, 26/10/2015, 27/10/2015, 28/10/2015, 29/10/2015, 30/10/2015, 31/10/2015, 01/11/2015, 02/11/2015, 03/11/2015, 04/11/2015, 05/11/2015, 06/11/2015, 07/11/2015, 08/11/2015, 09/11/2015, 10/11/2015, 11/11/2015, 12/11/2015, 13/11/2015, 14/11/2015, 15/11/2015, 16/11/2015, 17/11/2015, 18/11/2015, 19/11/2015, 20/11/2015, 21/11/2015, 22/11/2015, 23/11/2015, 24/11/2015, 25/11/2015, 26/11/2015, 27/11/2015, 28/11/2015, 29/11/2015, 30/11/2015, 01/12/2015, 02/12/2015, 03/12/2015, 04/12/2015, 05/12/2015, 06/12/2015, 07/12/2015, 08/12/2015, 09/12/2015, 10/12/2015, 11/12/2015, 12/12/2015, 13/12/2015, 14/12/2015, 15/12/2015, 16/12/2015, 17/12/2015, 18/12/2015, 19/12/2015, 20/12/2015, 21/12/2015, 22/12/2015, 23/12/2015, 24/12/2015, 25/12/2015, 26/12/2015, 27/12/2015, 28/12/2015, 29/12/2015, 30/12/2015, 31/12/2015



First Floor Plan

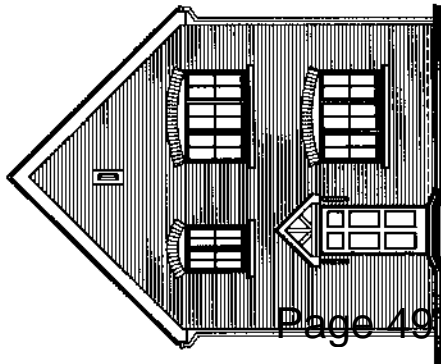


Ground Floor Plan

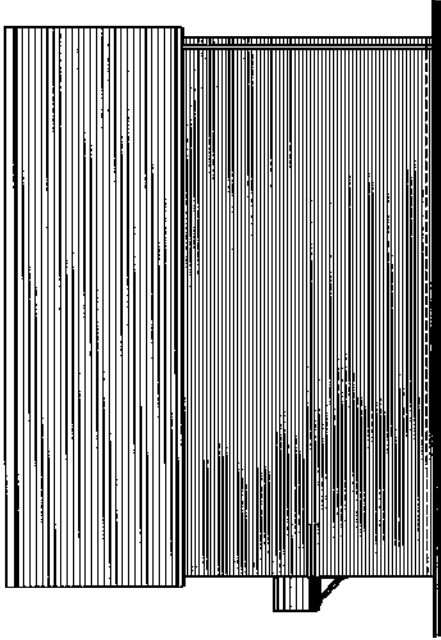
Plots: AS 3,18,31,33,45
Plots: Hand 2, 19,32,46



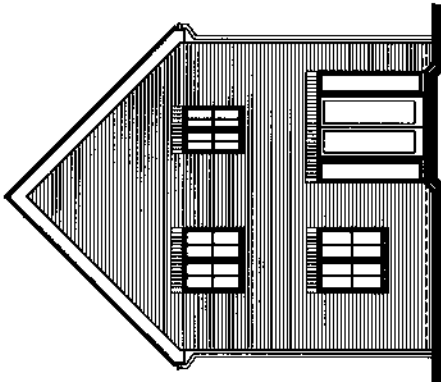
| No. | Date | Amendment | Initials | No. | Date | Amendment | Initials |
|--|------|-----------|----------|---|------|-----------|----------|
| <p>Client: Crest Nicholson</p> <p>Project: Phase 6C, Cedars Park
Stowmarket, Suffolk.</p> <p>Drawing: Ekeaham - Floor Plans</p> <p>Scale: 1:100 @ A3 Status: Planning By:</p> <p>Date: May 2015 Dwg No.: 16 - 2807 / 19</p> <p><small>© THIS DRAWING IS THE COPYRIGHT OF GRAFIK ARCHITECTURE. It shall not be in any way used or reproduced without their prior written consent. All dimensions are to be checked on site or in the workshop prior to commencing any work. Work only to figured dimensions. Any deviations are to be reported to the Architect.</small></p> | | | | | | | |
| <p>GRAFIK</p> <p><small>GRAFIK Architecture
Zahed House
Unit E Ground Floor
Buckford Way
Barnby
Essex CV19 0JZ
T +44 (0)1777 658 233
F +44 (0)1777 658 234
info@grafik.com
www.grafik.com</small></p> | | | | <p><small>Zahed House
Unit E Ground Floor
5/25 Stratton Street
London EC3A 4JH
T +44 (0)20 7748 7700
F +44 (0)20 7750 7502
www.grafik.com</small></p> | | | |



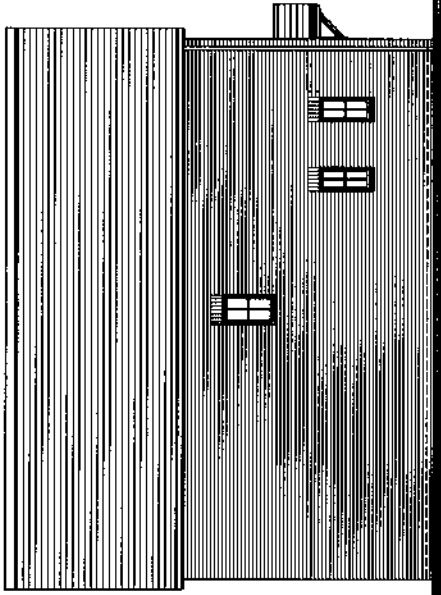
Front Elevation
Plots: AS 33
Hand 2,19



Side Elevation



Rear Elevation



Side Elevation

| No. | Date | Amendment | CD | Initials | No. | Date | Amendment | Initials |
|-----|----------|---------------------------|----|----------|-----|------|-----------|----------|
| A | 29.03.16 | Stone gable feature added | | | | | | |

GRAFIK

GRAFIK Architecture
 Station Court
 Railway Way
 Ipswich
 Essex, CM12 0DZ
 T +44 (0)1277 658 203
 F +44 (0)1277 698 284
 www.grafik.com

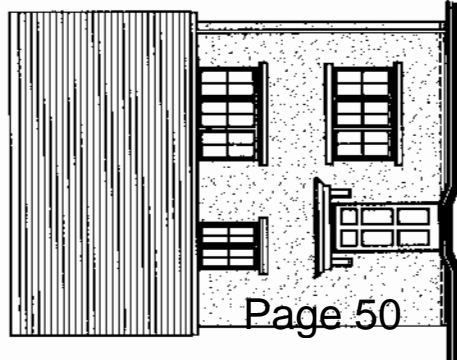
Zealand House
 Unit E Ground Floor
 The Arcade
 London EC2A 4HU
 T +44 (0)20 7480 7100
 F +44 (0)20 7396 7032
 www.grafik.com

Client: Crest Nicholson
 Project: Phase 6C, Cedars Park
 Stowmarket, Suffolk

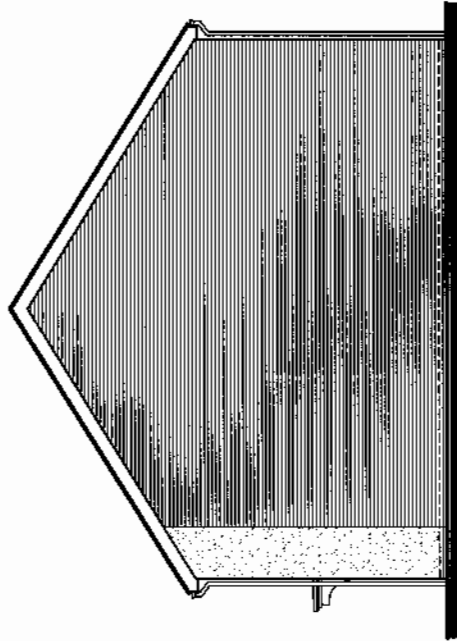
Drawing: Eisenham - Elevations Brick

| | | |
|-------------------|--------------------|--------|
| Scale: 1:100 @ A3 | Status: Planning | Rev: A |
| Date: May 2015 | Dwg No: 16-2504/20 | |

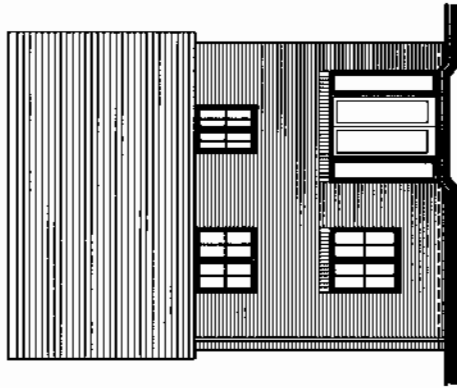
© THIS DRAWING IS THE COPYRIGHT OF GRAFIK ARCHITECTURE. It shall not be in any way used or reproduced without their prior written consent. All dimensions are to be checked on site or in the workshop prior to commencing any work. Work only to figured dimensions. Any discrepancies are to be reported to the architect.



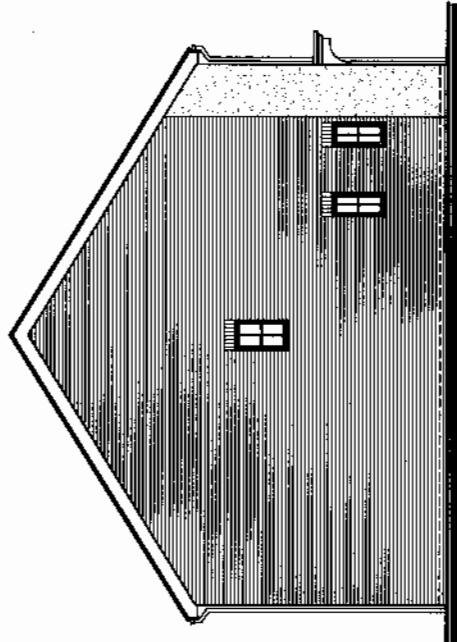
Front Elevation
Plots: AS 3, 18



Side Elevation



Rear Elevation



Side Elevation

44

| No. | Date | Amendment | CD | Initials | No. | Date | Amendment | Initials |
|-----|----------|---------------------|----|----------|-----|------|-----------|----------|
| A | 29.03.16 | Stone headers added | | | | | | |

Client : Crest Nicholson

Project : Phase 6C, Cedars Park
Stowmarket, Suffolk

Drawing : Eleanham - Elevations Render

Scale : 1:100 @ A3 Status : Planning Rev: A

Date : May 2016 Dwg No : 16 - 2681 / 21

GRAFIK

Grafik Architecture
Zeland House
Stobon Court
Redden Way
Blunney
Ebor, Cambs CB22 3JZ
T +44 (0)1277 688 233 F +44 (0)20 7749 7700
T +44 (0)1277 688 284 F +44 (0)20 7728 1882
info@grafik.com www.grafik.com

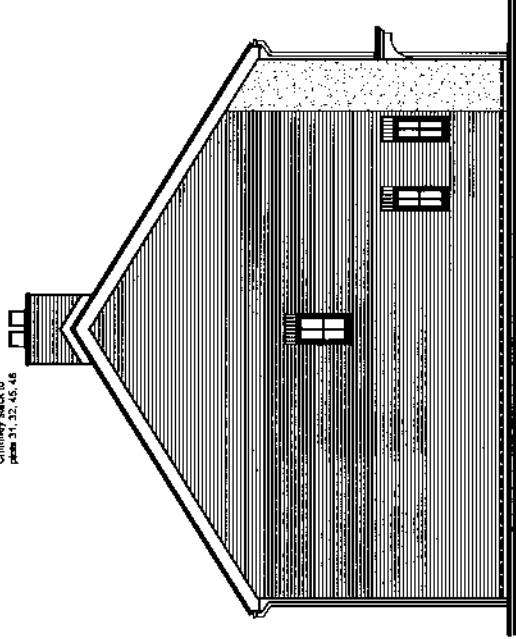
It shall not be in any way used or reproduced without their prior written consent. All dimensions are to be checked on site or in the workshop prior to commencing any work. Work only to figured dimensions. Any discrepancies are to be reported to the Architect.

Chimney offset to
plots 31, 32, 45, 46



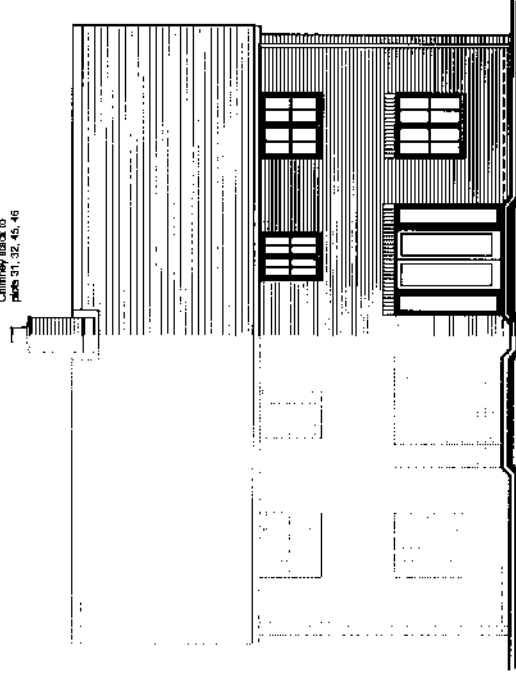
Front Elevation
Plots: AS 31, 45
Hand 32, 46

Chimney offset to
plots 31, 32, 45, 46



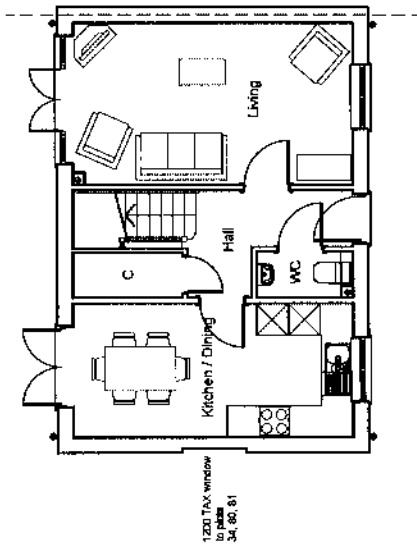
Side Elevation

Chimney offset to
plots 31, 32, 45, 46

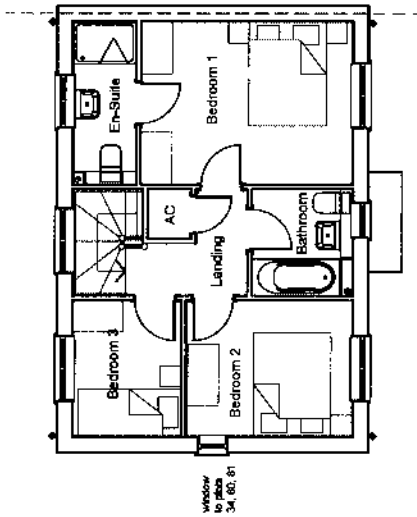


Rear Elevation

| A 29.03.16 Stone headers added | | CD | Initials | | Date | | Amendment | | Initials | |
|---|------|-----------|----------|----------|------|------|-----------|-----------|----------|----------|
| No. | Date | Amendment | No. | Initials | No. | Date | No. | Amendment | No. | Initials |
| <p>Client : Crest Nicholson</p> <p>Project : Phase 6C, Cadars Park
Stowmarket, Suffolk</p> <p>Drawing : Eilenham - Elevations Render</p> <p>Scale : 1:100 @ A3</p> <p>Date : May 2015</p> <p>Dwg No. : 18 - 2501 / 22</p> <p>Status : Planning</p> <p>Rev: A</p> | | | | | | | | | | |
| <p>GRAFIK</p> <p>GRAFIK Architecture
Station Court
Ridings Way
Epsom Surrey
Middlesex TW20 0JZ
Tel: +44 (0)1753 666 633
Fax: +44 (0)1753 666 634
www.grafik.co.uk</p> <p>Zeland House
Unit E Ground Floor
5-25 London Street
London EC2A 4JF
Tel: +44 (0)20 7749 7700
Fax: +44 (0)20 7749 7702
www.grafik.com</p> | | | | | | | | | | |
| <p>© THIS DRAWING IS THE COPYRIGHT OF GRAFIK ARCHITECTURE. It shall not be in any way used or reproduced without their prior written consent. All dimensions are to be checked on site or in the workshop prior to commencing any work. Work only to figured dimensions. Any discrepancies are to be reported to the Architect.</p> | | | | | | | | | | |



Ground Floor Plan
Plots: AS 79,81
Hard 34,80,82



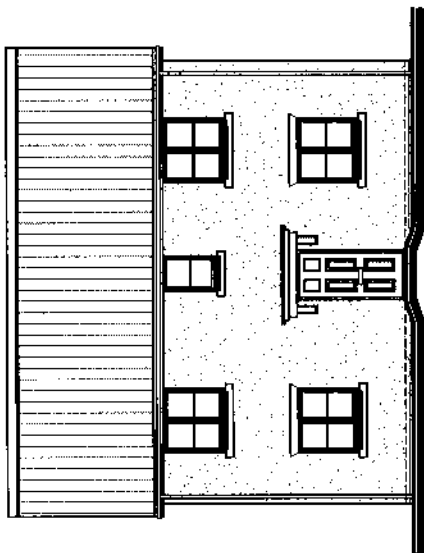
First Floor Plan

| No. | Date | Amendment | Initials | No. | Date | Amendment | Initials |
|--|------|-----------|----------|-----|------|-----------|----------|
| <p>Client : Crest Nicholson</p> <p>Project : Phase 6C, Cadars Park
Stowmarket, Suffolk.</p> <p>Drawing : Kennet - Floor Plans</p> <p>Scale : 1:100 @ A3</p> <p>Date : May 2016</p> <p>Status : Planning</p> <p>Dwg No : 16 - 2501723</p> | | | | | | | |
| <p>© THIS DRAWING IS THE COPYRIGHT OF GRAFIK ARCHITECTURE. It shall not be in any way used or reproduced without their prior written consent. All dimensions are to be checked on site or in the workshop prior to commencing any work. Work only to agreed dimensions. Any discrepancies are to be reported to the Architect.</p> | | | | | | | |

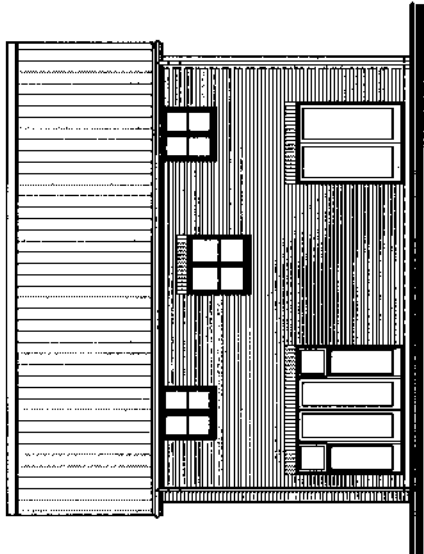
GRAFIK

GRAFIK Architecture
 27th Floor
 100 E Grand Floor
 5-25 Stratton Street
 London EC2A 4HU
 Essex CM4 3 0DE
 T +44 (0)1277 668 239
 F +44 (0)1277 668 334
 info@grafik.com
 www.grafik.com

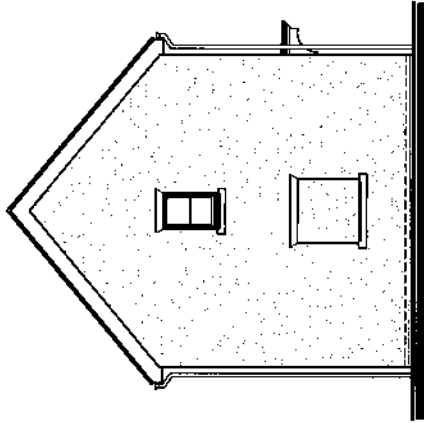




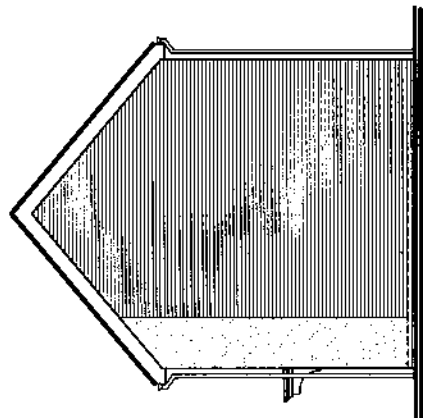
Front Elevation
Plots: AS 34



Rear Elevation



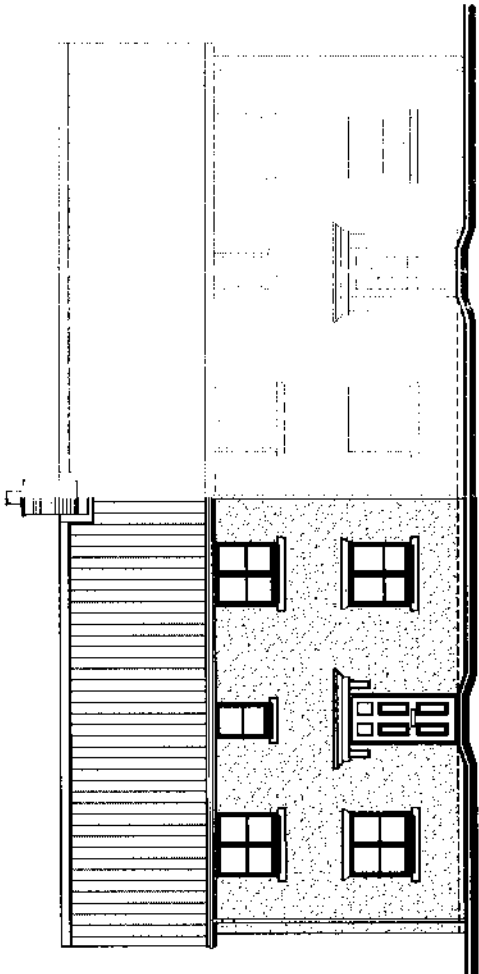
Side Elevation
Plot 34 Only



Side Elevation

| No. | Date | Amendment | Initials | No. | Date | Amendment | Initials |
|---|------|--|----------|----------------------|------|-----------|----------|
| <p>Client: Crest Nicholson
 Project: Phase 6C, Cedars Park
 Stowmarket, Suffolk</p> | | | | | | | |
| <p>Drawing: Kennet - Elevations</p> | | | | | | | |
| Scale: 1:100 @ A3 | | Status: Planning | | Dwg No: 19 - 2501724 | | Rev: 01 | |
| Date: May 2016 | | <p>© THIS DRAWING IS THE COPYRIGHT OF GRAFIK ARCHITECTURE. It shall not be in any way used or reproduced without their prior written consent. All dimensions are to be checked on site or in the workshop prior to commencing any work. Work only to agreed dimensions. Any discrepancies are to be reported to the Architect.</p> | | | | | |
| | | | | | | | |
| <p>GRAFIK Architecture
 27th Floor
 100 E. Grand Street
 Baltimore, Maryland
 Essex 02122 USA
 T +44 (0)1273 808 203
 F +44 (0)1273 808 234
 info@grafik.com www.grafik.com</p> | | | | | | | |
| <p>GRAFIK Architecture
 27th Floor
 100 E. Grand Street
 London EC2A 4JU
 T +44 (0)20 7448 7700
 F +44 (0)20 7798 7522
 www.grafik.com</p> | | | | | | | |

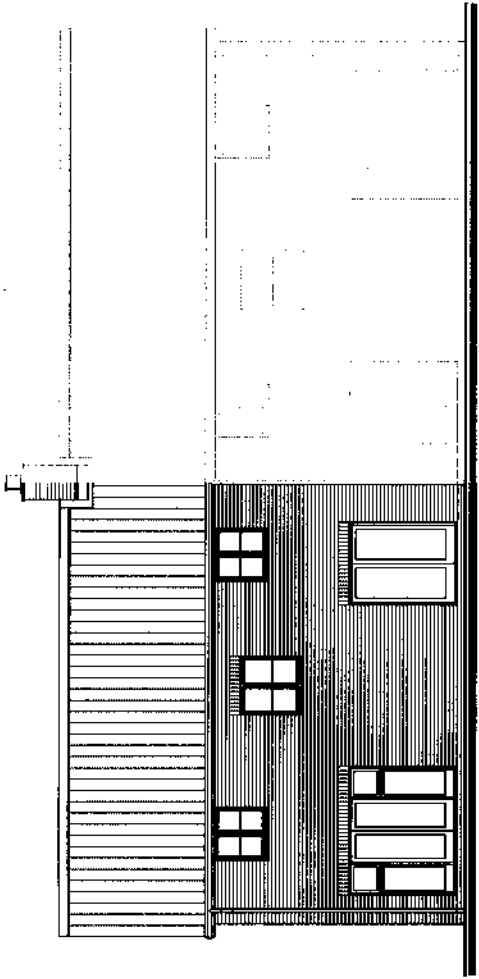
Chimney stack to
plots 79, 80, 81, 82



Front Elevation

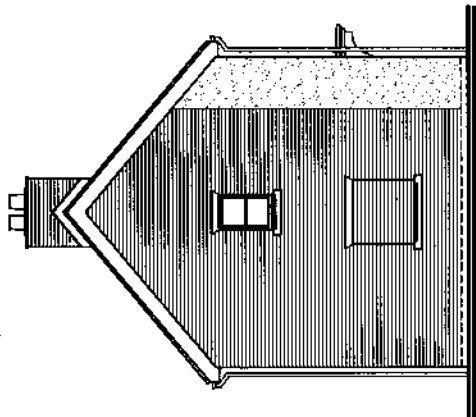
Plots: AS 79,81
Hand 80,82

Chimney stack to
plots 79, 80, 81, 82



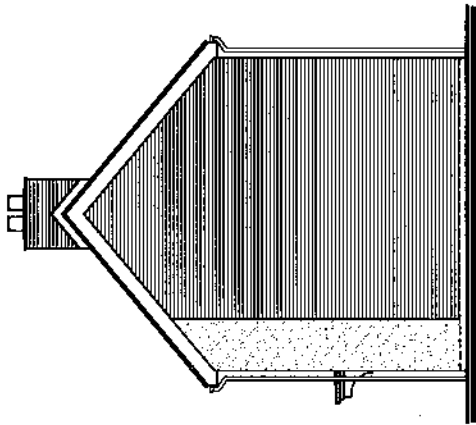
Rear Elevation

Chimney stack to
plots 79, 80, 81, 82



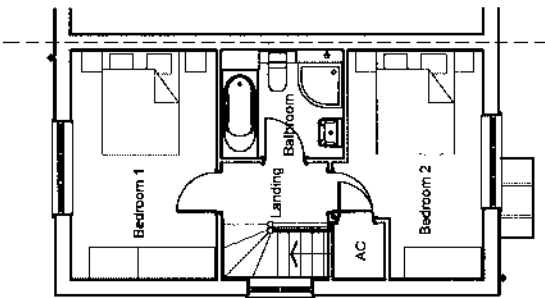
Side Elevation

Chimney stack to
plots 79, 80, 81, 82

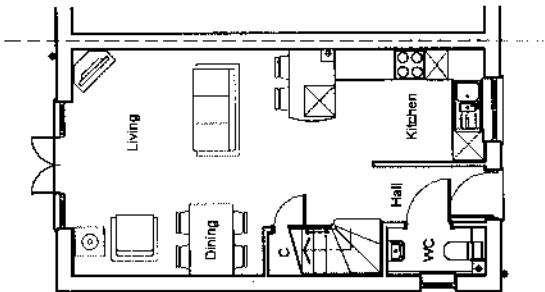


Side Elevation

| No. | Date | Amendment | Initials | No. | Date | Amendment | Initials |
|---|------|-----------|----------|-----|------|-----------|----------|
| <p>Client: Grest Nicholson</p> <p>Project: Phase 6C, Cedars Park
Stowmarket, Suffolk</p> <p>Drawing: Kennet - Elevations</p> <p>Scale: 1:100 @ A3 Status: Planning No.:</p> <p>Date: May 2016 Dwg No.: 18-2881/25 *</p> | | | | | | | |
| <p>GRAFIK</p> <p>GRAFIK Architecture
Station Court
Railford Way
Barnham, Suffolk
IP12 0DZ
T +44 (0)1277 868 233
F +44 (0)1277 868 234
www.grafik.com</p> <p>Zetland House
LITTLE GHOUSE ROAD
5-23 SPENCER STREET
LONDON
E14 2JG
T +44 (0)20 7336 7100
F +44 (0)20 7336 7202
www.grafik.com</p> | | | | | | | |
| <p><small>© THIS DRAWING IS THE COPYRIGHT OF GRAFIK ARCHITECTURE. It shall not be in any way used or reproduced without their prior written consent. All dimensions are to be checked on site or in the workshop prior to commencing any work. Work only to figured dimensions. Any discrepancies are to be referred to the Architect.</small></p> | | | | | | | |



First Floor Plan

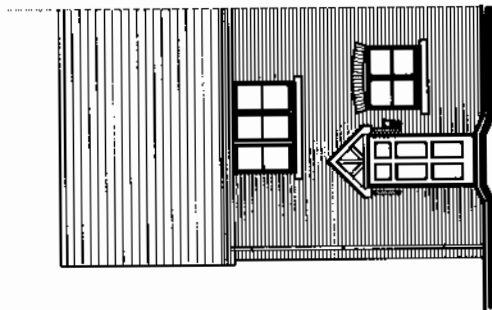


Ground Floor Plan

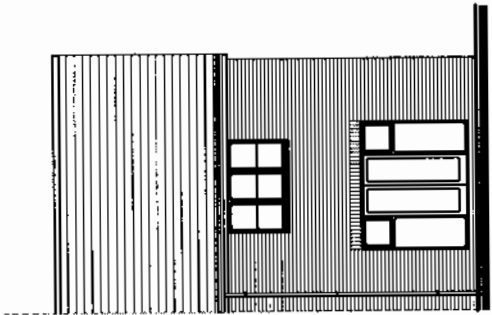
Plots: AS 7, 50, 52
Hand 8, 61



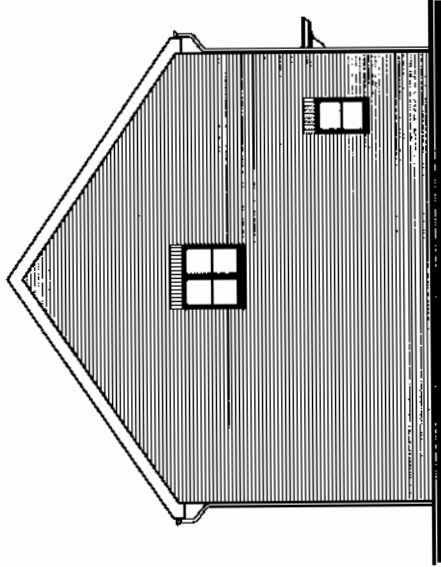
| No. | Date | Amendment | Initials | No. | Date | Amendment | Initials |
|---|------|--------------------|----------|--|------|-----------|----------|
| <p>Client: Crest Nicholson
 Project: Phase 6C, Ceders Park
 Stowmarket, Suffolk.</p> | | | | | | | |
| <p>Drawing: Sandown - Floor Plans</p> | | | | | | | |
| Scale: 1:100 @ A3 | | Status: Planning | | Rev | | | |
| Date: May 2015 | | Dwg No: 16-2501/26 | | | | | |
| <p>© THIS DRAWING IS THE COPYRIGHT OF GRAFIK ARCHITECTURE. It shall not be in any way used or reproduced without their prior written consent. All dimensions are to be checked on site or in the workshop prior to commencing any work. Work only to figured dimensions. Any discrepancies are to be reported to the Architect.</p> | | | | | | | |
| <p>GRAFIK</p> | | | | <p>GRAFIK Architecture
 Station Court
 The E. Ground Floor
 Bank Street
 Essex CM11 0QZ
 T +44 (0)1277 669333
 F +44 (0)1277 669334
 info@grafik.com
 www.grafik.com</p> | | | |
| <p>Zuland House
 The E. Ground Floor
 Bank Street
 London EC2A 4PU
 T +44 (0)20 7749 7700
 F +44 (0)20 7709 7500
 www.grafik.com</p> | | | | | | | |



Front Elevation
 Plots: A5, 50, 52
 Hand 0, 51

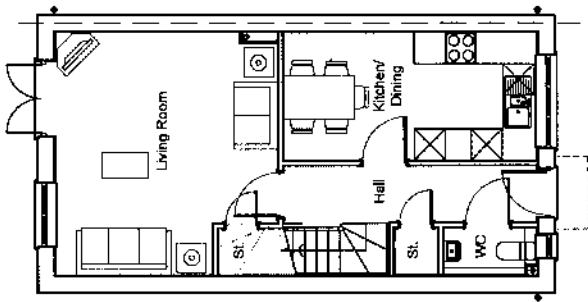


Rear Elevation



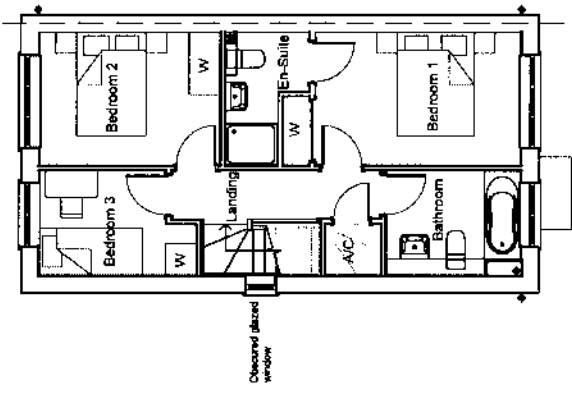
Side Elevation

| A | 26.03.16 | Porch & brick header amended | CD | | | |
|--|----------|------------------------------|----------|-----|------|-----------|
| No. | Date | Amendment | Initials | No. | Date | Amendment |
| Client : Crest Nicholson
Project : Phase 6C, Cedera Park
Stowmarket, Suffolk
Drawing : Samdown - Elevations
Scale : 1:100 @ A3
Date : May 2015
Status : Preliminary
Dwg No. : 16-2591/37
Rev. : A | | | | | | |
| © THIS DRAWING IS THE COPYRIGHT OF GRAFIK ARCHITECTURE. It shall not be in any way used or reproduced without their prior written consent. All dimensions are to be checked on site or in the workshop prior to commencing any work. Visit only to figure dimensions. Any discrepancies are to be reported to the Architect.
GRAFIK ARCHITECTURE
Station Court
100-102
London EC2A 4HL
Essex CM12 0DZ
T +44 (0)1273 604 233
F +44 (0)1773 604 234
www.grafik.com
www.grafik.co.uk | | | | | | |



Ground Floor Plan

Plots: AS 23,27,44,49,57,73,75,84,85
 Plots: Hand 24,28,53,74,76,86



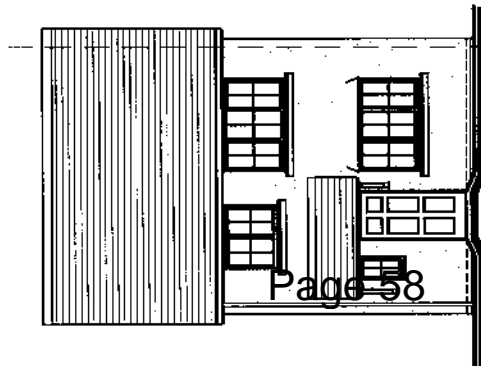
First Floor Plan

| No. | Date | Amendment | Initials | No. | Date | Amendment | Initials |
|---|------|-----------|----------|-----|------|-----------|----------|
| <p>Client: Crest Nicholson
 Project: Phase 6C, Cedars Park
 Stowmarket, Suffolk.</p> | | | | | | | |
| <p>Drawing: Sussex - Floor plans
 Scale: 1:100 @ A3
 Date: May 2015
 Status: Planning
 Dwg No: 16-2501726</p> | | | | | | | |
| <p>© THIS DRAWING IS THE COPYRIGHT OF GRAFIK ARCHITECTURE. It shall not be in any way used or reproduced without their prior written consent. All dimensions are to be checked on site or in the workshop prior to commencing any work. Work only to figured dimensions. Any discrepancies are to be reported to the Architect.</p> | | | | | | | |

GRAFIK

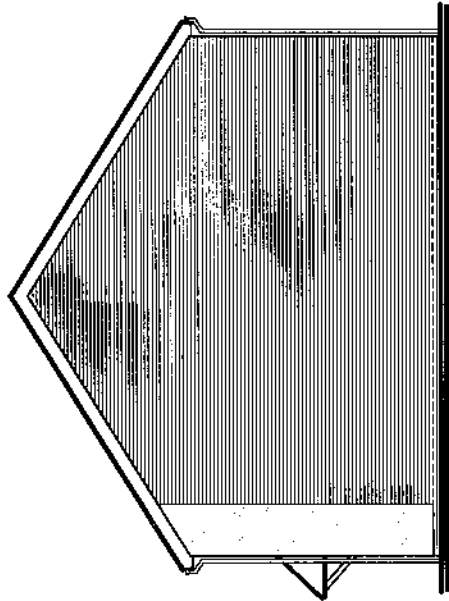
Grafik Architecture
 Station Court
 Redford Way
 Blandford
 Dorset DT11 6PS
 T +44 (0)1277 656 333
 F +44 (0)1277 656 224
 www.grafik.com



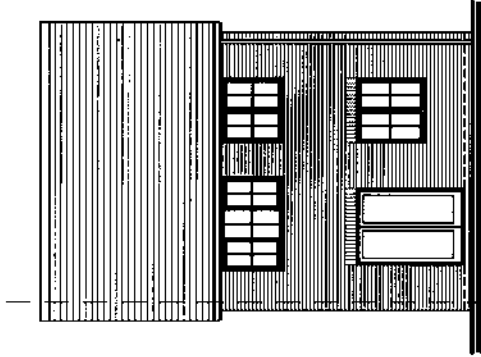


Front Elevation

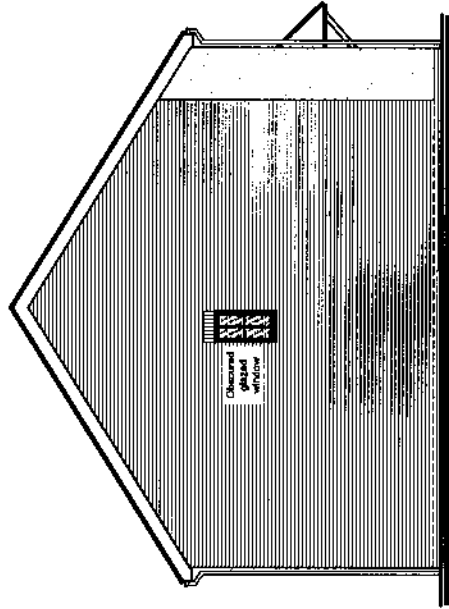
Plots: AS 23,27,73,75,85
Hand 24,28,74,76



Side Elevation



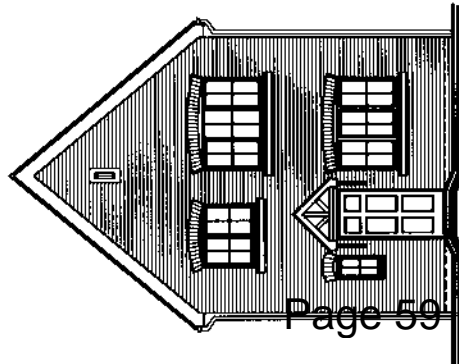
Rear Elevation



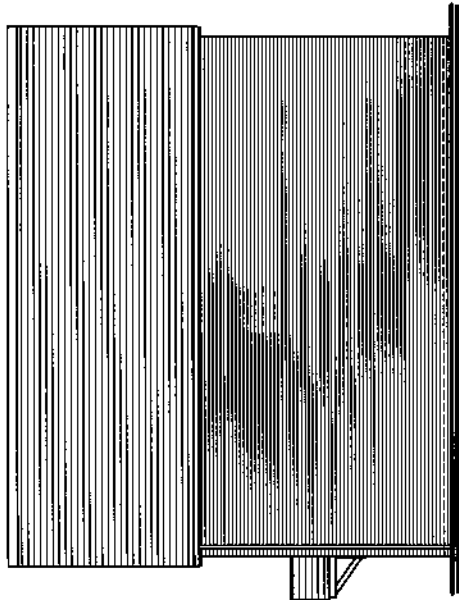
Side Elevation

| No. | Date | Amendment | Initials | No. | Date | Amendment | Initials |
|---|------|------------------|----------|-----------------------|------|-----------|----------|
| <p>Client: Crest Nicholson
Project: Phase 6C, Cedars Park
Stowmarket, Suffolk.</p> | | | | | | | |
| <p>Drawing: Sussex - Elevations (Render)</p> | | | | | | | |
| Scale: 1:100 @ A3 | | Status: Planning | | Dwg No: 16 - 28017 29 | | Rev | |
| Date: May 2015 | | | | | | | |
| <p>© THIS DRAWING IS THE COPYRIGHT OF GRAFIK ARCHITECTURE. It shall not be in any way used or reproduced without their prior written consent. All dimensions are to be checked on site or in the workshop prior to commencing any work. Work only to figured dimensions. Any discrepancies are to be reported to the Architect.</p> | | | | | | | |
| | | | | | | | |
| <p>GRAFIK Architecture
Station Court
Redford Way
Bury
Suffolk
IP11 1 9JZ
Tel: +44 (0)1277 680 200
Fax: +44 (0)1277 680 204
www.grafik.com</p> | | | | | | | |

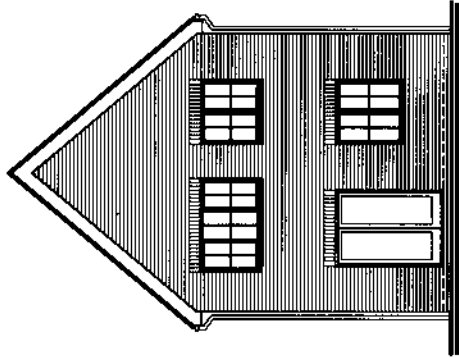
R:\Projects\122210 - Stowmarket\6C\85 Lines - elevations\render\p05.dwg T:\G\52.dwg



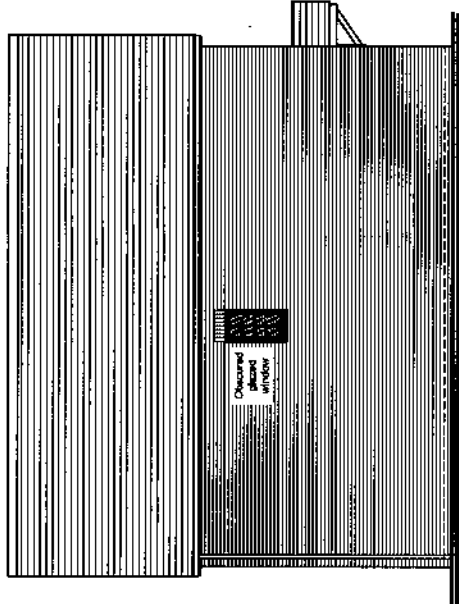
Front Elevation
Plots: AS 44, 57, 84



Side Elevation



Rear Elevation



Side Elevation

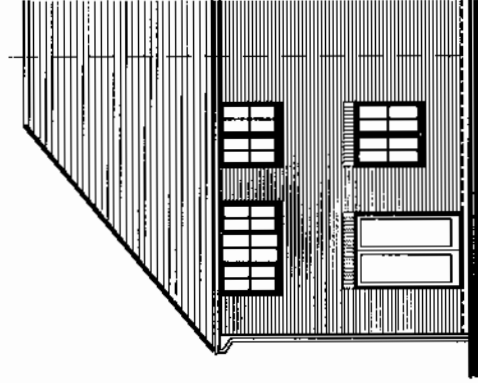
| No. | Date | Amendment | In Date | No. | Date | Amendment | Initials |
|-----|----------|------------------------------|---------|-----|------|-----------|----------|
| A. | 29.03.16 | Door & Gable feature amended | | | | | |

| | |
|--|--------------------|
| Client: Crest Nicholson | |
| Project: Phase 6C, Cedars Park
Stowmarket, Suffolk. | |
| Drawing: Sussex - Elevations (Brick) | |
| Scale: 1:100 @ A3 | Status: Planning |
| Date: May 2015 | Dwg No: 16-2501/10 |
| A | |

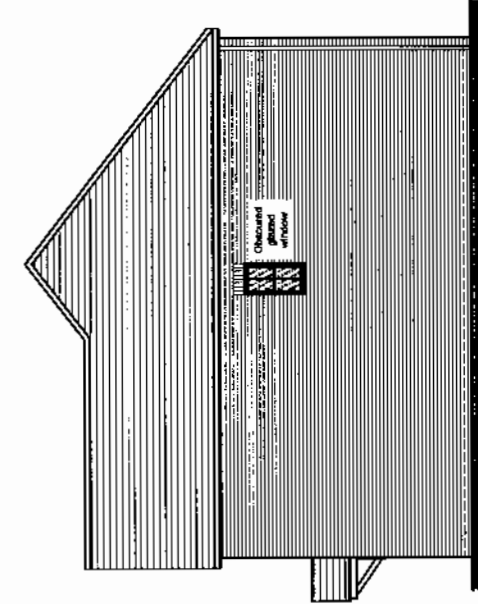
| | |
|---|--|
| GRAFIK | |
| Grafik Architects
Station Court
Bedford Way
Bishop
Essex CM12 0UZ
T +44 (0)1277 858 233
F +44 (0)1277 858 234
www.grafik.com | |

© THIS DRAWING IS THE COPYRIGHT OF GRAFIK ARCHITECTURE. It shall not be in any way used or reproduced without their prior written consent. All dimensions are to be checked on site or in the workshop prior to commencing any work. Work only to figured dimensions. Any discrepancies are to be reported to the Architect.

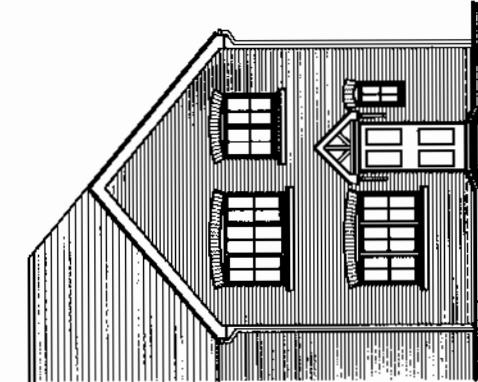
R:\Projects\102501 Stowmarket 6C\101\101.dwg - Rev001\Rev001.dwg - Type:SU01



Rear Elevation

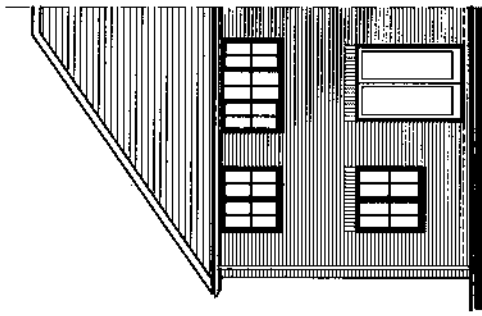


Side Elevation

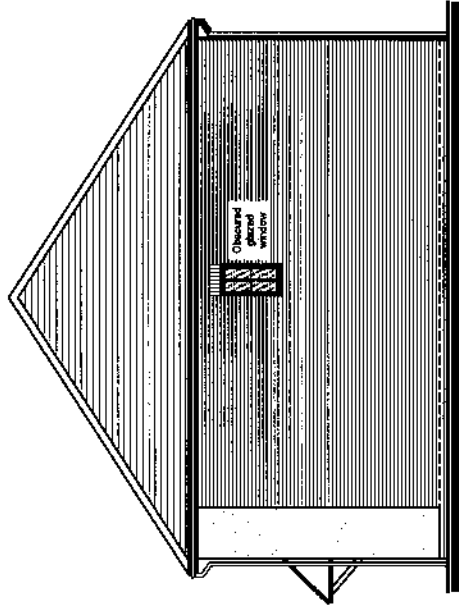


Front Elevation
Plots: AS 53
Hand 49

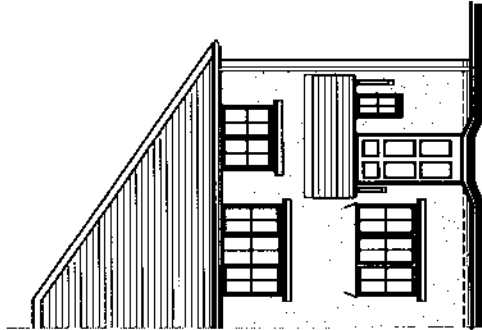
| No. | Date | Amendment | Initials | No. | Date | Amendment | Initials |
|--|------|---|----------|-------------------------|------|-----------|----------|
| <p>Client: Crest Nicholson</p> <p>Project: Phase 6C, Casters Park
Stowmarket, Suffolk.</p> | | | | | | | |
| <p>Drawing: Sussex - Elevations (Semi-detached 1)</p> | | | | | | | |
| Scale: 1:100 @ A3 | | Status: Planning | | Dwg. No: 16 - 2501 / 31 | | Rev. | |
| Date: May 2015 | | <p>© THIS DRAWING IS THE COPYRIGHT OF GRAFIK ARCHITECTURE. It shall not be in any way used or reproduced without their prior written consent. All dimensions are to be checked on site or in the workshop prior to commencing any work. Work only to figured dimensions. Any discrepancies are to be reported to the Architect.</p> | | | | | |
| <p>GRAFIK</p> <p>GRAFIK Architecture
Station Court
Redford Way
Bambergh
Suffolk IP12 0DZ
T +44 (0)1277 659 220
F +44 (0)1277 659 254
www.grafik.co.uk</p> | | | | | | | |



Rear Elevation



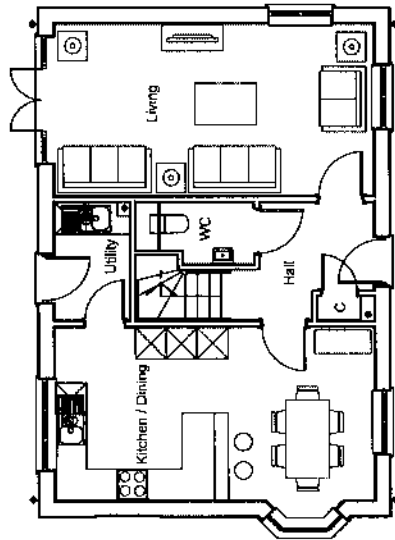
Side Elevation



Front Elevation
Plots: AS 86

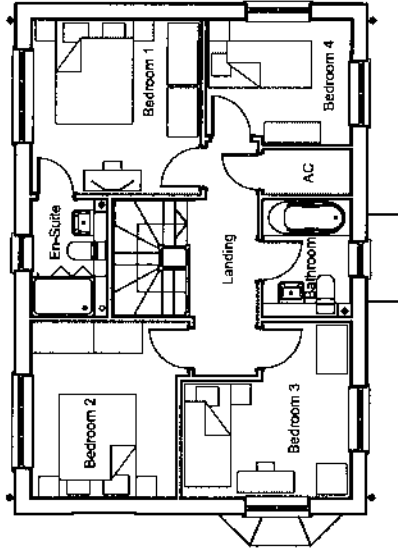
| No. | Date | Amendment | Initials | No. | Date | Amendment | Initials |
|--|------|-----------|----------|-----|------|-----------|----------|
| <p>Client : Crest Nicholson
 Project : Phase 6C, Cedars Park
 Stowmarket, Suffolk.</p> | | | | | | | |
| <p>Drawing : Sussex - Elevations (Semi Detached 2)</p> | | | | | | | |
| <p>Scale : 1:100 @ A3</p> | | | | | | | |
| <p>Date : October 2015</p> | | | | | | | |
| <p>Dwg No. : 16 - 2601 / 32</p> | | | | | | | |
| <p>Status : Planning</p> | | | | | | | |
| <p>Rev</p> | | | | | | | |
| <p>© THIS DRAWING IS THE COPYRIGHT OF GRAFIK ARCHITECTURE. It shall not be in any way used or reproduced without their prior written consent. All dimensions are to be checked on site or in the workshop prior to commencing any work. Work only to figured dimensions. Any discrepancies are to be reported to the Architect.</p> | | | | | | | |
| <p>GRAFIK
 Grafik Architecture
 Station Court
 Rectory Way
 Bury
 Lancashire
 BL9 7JG
 T +44 (0)1273 662 323
 F +44 (0)1273 662 324
 www.grafik.com</p> | | | | | | | |

R:\Projects\122314_Sussex\04_16_15\16_10_15\16_10_15.dwg



Ground Floor Plan

Plots: AS: 1
Hand: 4



First Floor Plan

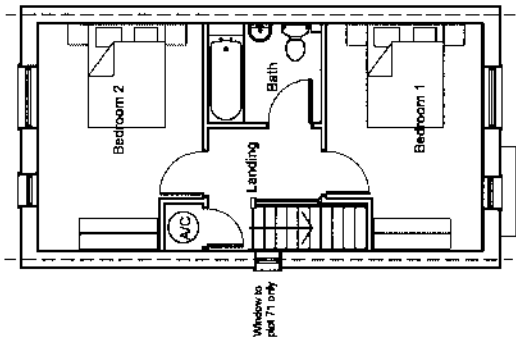
| No. | Date | Amendment | CD | Inits | No. | Date | Amendment | Initials |
|-----|----------|--------------------------|----|-------|-----|------|-----------|----------|
| A | 29.03.16 | Window positions amended | | | | | | |

| | |
|---|----------------------|
| Client : Crest Nicholson | |
| Project : Phase 6C, Cedars Park
Stowmarket, Suffolk. | |
| Drawing : Walberswick - Floor Plans | |
| Scale : 1:100 @ A3 | Status : Planning |
| Date : May 2016 | Dwg No. : 16-2801/33 |
| | Rev: A |

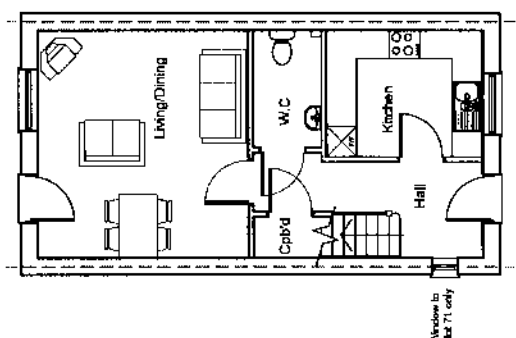
| | |
|---|---|
| Grafik Architecture
Station Court
Redford Way
Bawdsey, Suffolk
Essex, CH42 9QZ
T +44 (0)1277 688333
F +44 (0)1277 688224
info@grafik.com
www.grafik.com | Grafik
Zafford House
Unit E Ground Floor
225 Southey Street
Ipswich, Suffolk
IP1 3JG
T +44 (0)1473 716070
F +44 (0)1473 716202
www.grafik.com |
|---|---|

© THE DRAWING IS THE COPYRIGHT OF GRAFIK ARCHITECTURE. It shall not be in any way used or reproduced without their prior written consent. All dimensions are to be checked on site or in the workshop prior to commencing any work. Work only to figured dimensions. Any discrepancies are to be reported to the architect.

R:\Projects\162501 - Stowmarket 6C - 099 Links - Planning\Floor Plans House Types\Walberswick



First Floor Plan

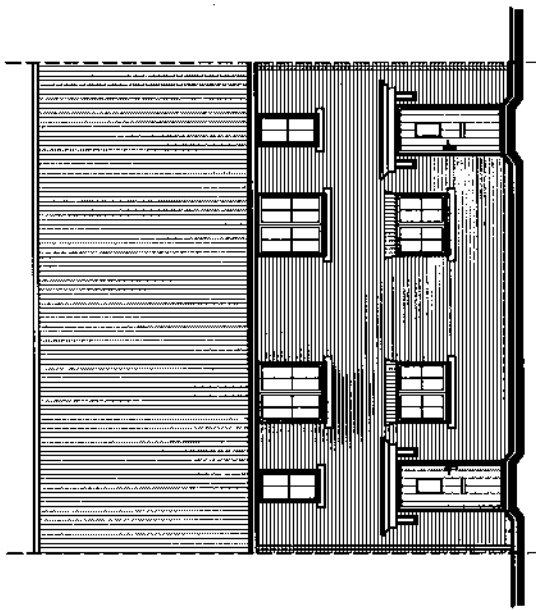


Ground Floor Plan

Plots: AS 59.71
Hard 50

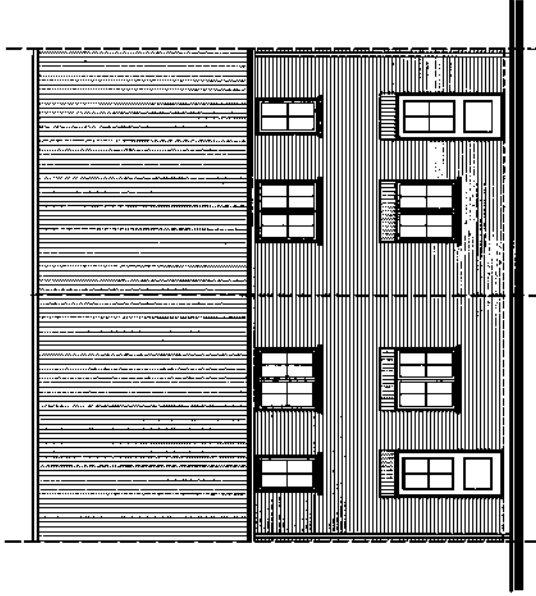


| No. | Date | Amendment | Initials | No. | Date | Amendment | Initials | | | | |
|--|--------------|-----------|----------|-----|------|-----------|----------|----------|----------|-----------|--------------|
| <p>Client : Crest Nicholson
 Project : Phase 6C, Cedars Park
 Stowmarket, Suffolk.</p> | | | | | | | | | | | |
| <p>Drawing : Oakley - Floor Plans</p> | | | | | | | | | | | |
| <p>Scale : 1:100 @ A3</p> | | | | | | | | | | | |
| <p>Date : May 2015</p> | | | | | | | | | | | |
| <p>Rev.:</p> <table border="1"> <tr> <td>Status :</td> <td>Planning</td> </tr> <tr> <td>Dwg No. :</td> <td>16 - 2891736</td> </tr> </table> | | | | | | | | Status : | Planning | Dwg No. : | 16 - 2891736 |
| Status : | Planning | | | | | | | | | | |
| Dwg No. : | 16 - 2891736 | | | | | | | | | | |
| <p><small>© This DRAWING IS THE COPYRIGHT OF GRAFIK ARCHITECTURE. It shall not be in any way used or reproduced without their prior written consent. All dimensions are to be checked on site or in the workshop prior to commencing any work. Work only to figured dimensions. Any discrepancies are to be reported to the Architect.</small></p> | | | | | | | | | | | |
| <p>GRAFIK</p> <p><small>Crest Nicholson
 Station Court
 Radford Way
 Blunney
 Essex CM12 0DZ
 T +44 (0)1277 686 233
 F +44 (0)1277 686 234
 email@grafik.com
 www.grafik.com</small></p> <p><small>Oakley House
 111 E Grand Floor
 5-25 Seaton Street
 London EC2A 4JU
 T +44 (0)20 7748 7760
 F +44 (0)20 7796 7502
 www.grafik.com</small></p> | | | | | | | | | | | |



Front Elevation
Plot: AS 59

Plot: AS 60

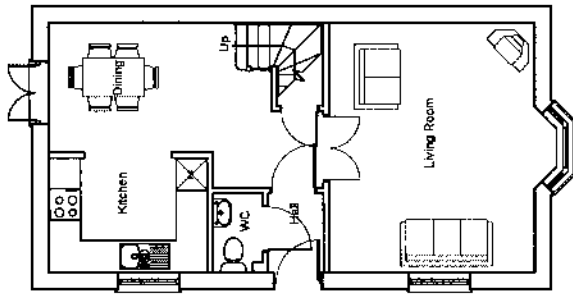


Rear Elevation

| No. | Date | Amendment | Initials | No. | Date | Amendment | Initials |
|---|------|-----------|----------|-----|------|-----------|----------|
| <p>Client : Crest Nicholson</p> <p>Project : Phase 6C, Cedars Park
Stowmarket, Suffolk</p> <p>Drawing : Oakley - Elevations (mtd-terrace)</p> <p>Scale : 1:100 @ A3 Status : Preliminary Rev.:</p> <p>Date : May 2015 Dwg No.: 16-2691737</p> | | | | | | | |
| <p>GRAFIK</p> <p>GRAFIK Architecture
Station Court
Radford Way
Brentley
Exeter EX2 1DZ
T +44 (0)1377 658 233 F +44 (0)1377 658 234
T +44 (0)1377 658 230 F +44 (0)1377 658 234
info@grafik.co.uk www.grafik.co.uk</p> <p>Zakaria House
11th E Ground Floor
5-28 Stratton Street
London EC2A 4HJ
T +44 (0)20 7749 7700 F +44 (0)20 7796 7502
www.grafik.co.uk</p> | | | | | | | |

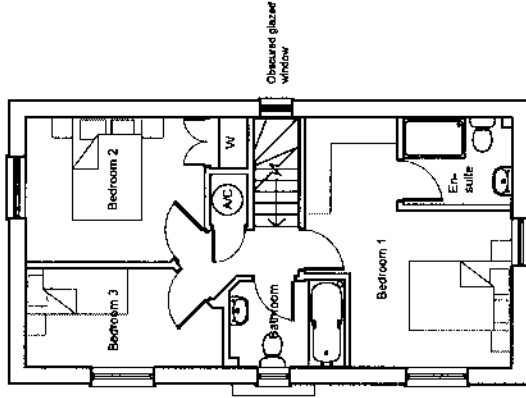
© This drawing is the copyright of GRAFIK ARCHITECTURE. It shall not be in any way used or reproduced without their prior written consent. All dimensions are to be checked on site or in the workshop prior to commencing any work. Work only to signed dimensions. Any discrepancies are to be reported to the Architect.

R:\Projects\6C19\6200_5\60a\mtd-terrace.dwg - Planning\Planning\House_Type6\Oakley_14_23.dwg



Ground Floor Plan

Plots: AS 17,29,41,48,54,87,89
Plots: Hand 22,47,88



First Floor Plan

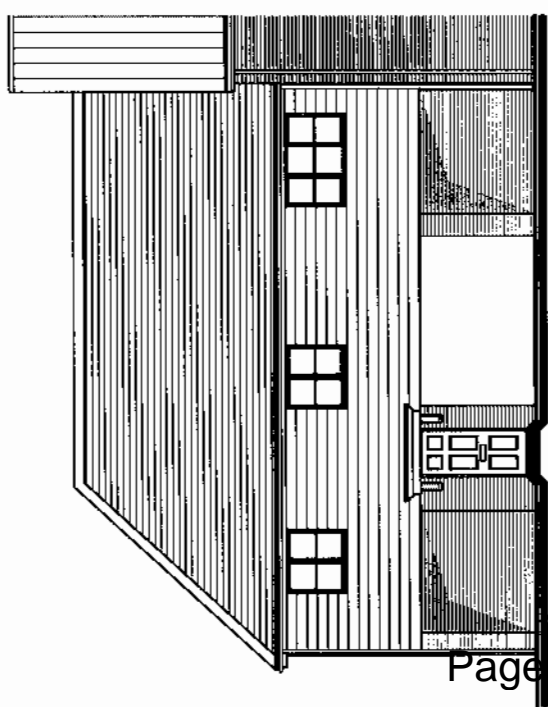


| No. | Date | Amendment | Initials | No. | Date | Amendment | Initials |
|---|------------|-----------|----------|-------|----------|-----------|----------------|
| <p>Client: Crest Nicholson
 Project: Phase 6C, Cedars Park
 Stowmarket, Suffolk</p> | | | | | | | |
| <p>Drawing: Chelworth - Floor Plans</p> | | | | | | | |
| Scale: | 1:100 @ A3 | Status: | Planning | Date: | May 2015 | Dwg No.: | 15 - 2501 / 14 |
| <p><small>© THIS DRAWING IS THE COPYRIGHT OF GRAFIK ARCHITECTURE. It shall not be in any way used or reproduced without their prior written consent. All amendments are to be checked on site or in the workshop prior to commencing any work. Work only to figure dimensions. Any discrepancies are to be reported to the Architect.</small></p> | | | | | | | |

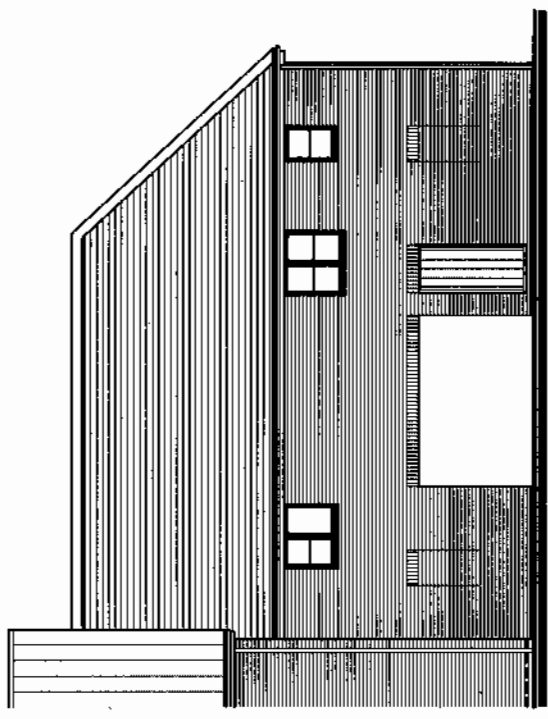


GRAFIK
 Grafik Architects
 2nd Floor
 Redford Way
 Buryway
 Essex CM12 0DZ
 T +44 (0)1277 658 233
 F +44 (0)1277 658 234
 info@grafik.com
 www.grafik.com

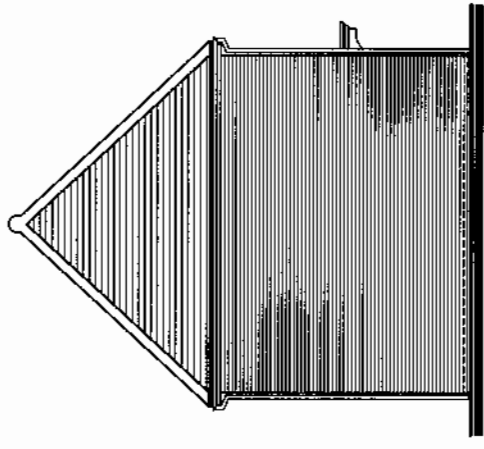
Plot: Projects\16200_ Stowmarket_6C_89J Units3 - Planning\Drawings\Views_Type6\Chelworth



Front Elevation
Plots: AS 35



Rear Elevation



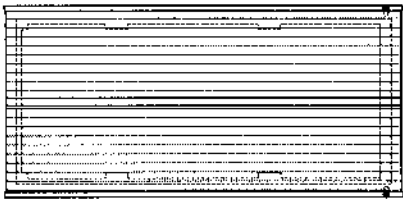
Side Elevation

| No. | Date | Amendment | CD | Initials | No. | Date | Amendment | Initials |
|-----|----------|-------------|----|----------|-----|------|-----------|----------|
| A | 29.03.16 | Roof Hipped | | | | | | |

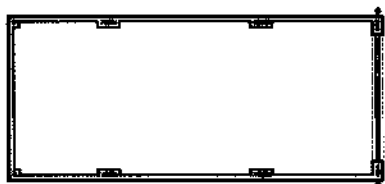
| | |
|---|--------------------------|
| Client : Crest Nicholson | |
| Project : Phase 6C, Cedars Park
Stowmarket, Suffolk | |
| Drawing : Loft 2 - Elevations | |
| Scale : 1:100 @ A3 | Status : Planning |
| Date : May 2015 | Dwg No. : 16 - 2001 / 05 |
| <p>GRAFIK</p> <p>Grafik Architecture
Station Court
Ratford Way
Elsenham, Essex CM11 0DZ
T +44 (0)1277 688 233
F +44 (0)1277 688 234
www.grafik.co.uk</p> <p>Zalmond House
Unit E Ground Floor
5-25 Bonhill Street
London EC2A 4NU
T +44 (0)20 7748 7700
F +44 (0)20 7703 7552
www.grafik.com</p> | |

© THIS DRAWING IS THE COPYRIGHT OF GRAFIK ARCHITECTURE. It shall not be in any way used or reproduced without their prior written consent. All dimensions are to be checked on site or in the workshop prior to commencing any work. Work only to figured dimensions. Any discrepancies are to be reported to the Architect.

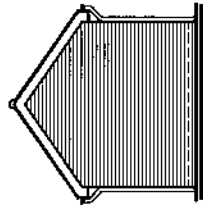
R:\Projects\160001 Stowmarket 5c (09 Units) - Planning\Working House Types\Loft 2



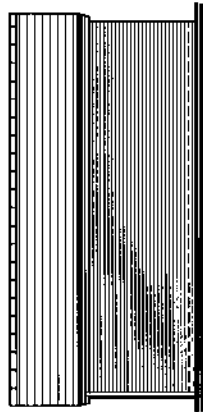
Roof Plan 1



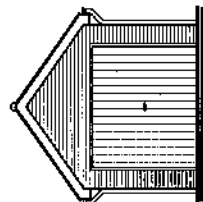
Floor Plan



Rear Elevation



Side Elevation



Front Elevation

Type 1: 11, 17, 18, 19, 20, 88.
 Type 2: 1, 4, 5, 6, 9, 12, 13, 14, 15, 16, 24, 27, 34, 45, 73, 84, 85, 87.



| No. | Date | Amendment | Initials | No. | Date | Amendment | Initials |
|-----|------|-----------|----------|-----|------|-----------|----------|
| | | | | | | | |

Client: **Crest Nicholaos**
 Project: **Phase 6C, Cedars Park**



GRAFIK Architecture
 Station Court
 1000 Highway
 Bldg 500
 Essex, NJ 07027
 T: +1 (973) 277 658 230
 F: +1 (973) 277 658 234
 www.grafik.com

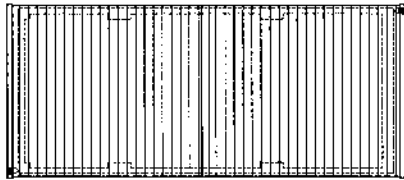
Drawing: **Single Garage - Plans & Elevations (Type 1)**

| | | | |
|--------|------------|----------|------------|
| Scale: | 1:100 @ A3 | Status: | Planning |
| Date: | May 2015 | Dwg No.: | 16-2501/60 |

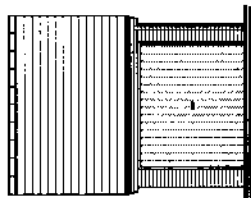
© THIS DRAWING IS THE COPYRIGHT OF GRAFIK ARCHITECTURE. It shall not be in any way used or reproduced without their prior written consent. All dimensions are to be checked on site or in the workshop prior to commencing any work. Work only to figured dimensions. Any discrepancies are to be reported to the architect.



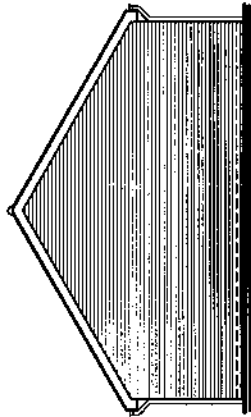
Floor Plan



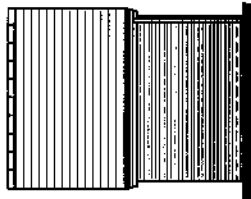
Roof Plan 2



Front Elevation

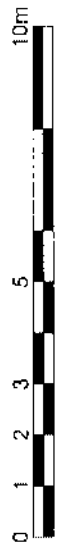


Side Elevation



Rear Elevation

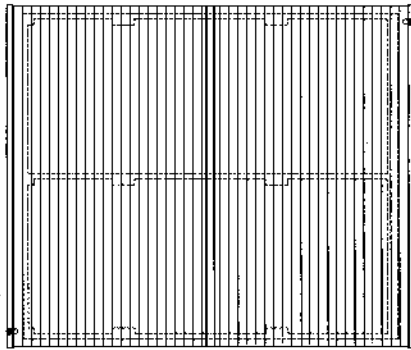
Type 1: 11, 17, 18, 19, 20, 88.
 Type 2: 1, 4, 5, 6, 9, 12, 13, 14, 15, 16, 24, 27, 34, 45, 73, 84, 85, 87.



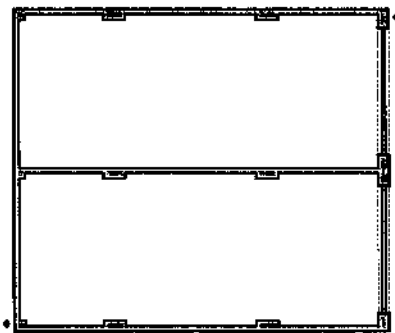
| No. | Date | Amendment | Initials | No. | Date | Amendment | Initials |
|--|------|----------------------|----------|-----|------|-----------|----------|
| <p>Client: Crest Nicholson</p> <p>Project: Phase 6C, Cedars Park</p> | | | | | | | |
| <p>Drawing: Single Garage - Plans & Elevations (Type 2)</p> | | | | | | | |
| Scale: 1:100 @ A3 | | Status: Planning | | Rev | | | |
| Date: May 2016 | | Dwg No.: 16-2301/151 | | | | | |
| <p>GRAFIK</p> <p>GRAFIK Architecture
 Station Court
 Bedford Way
 Essex, CM12 0JZ
 T +44 (0)1277 856 233
 F +44 (0)1277 856 234
 www.grafik.co.uk</p> | | | | | | | |
| <p><small>© THIS DRAWING IS THE COPYRIGHT OF GRAFIK ARCHITECTURE. It shall not be in any way used or reproduced without their prior written consent. All dimensions are to be checked on site or in the workshop prior to commencing any work. Work only to figured dimensions. Any discrepancies are to be reported to the Architect.</small></p> | | | | | | | |



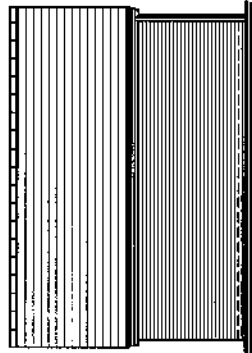
Plots: 2, 3, 21, 22, 28, 29, 30, 31, 32, 33, 41,
42, 43, 44, 46, 47, 48, 49, 54, 55, 56, 57, 74,
75, 76, 77, 78, 79, 82, 83.



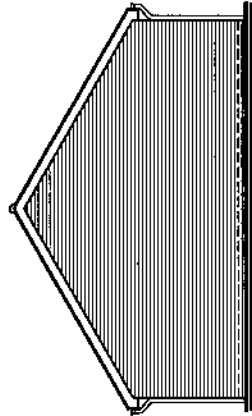
Roof Plan 1



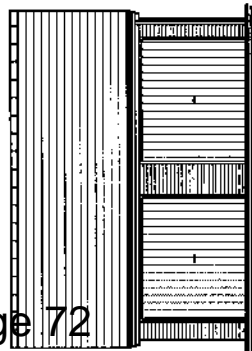
Floor Plan
Page 72



Rear Elevation

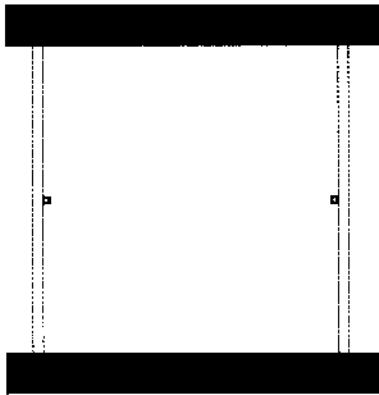


Side Elevation

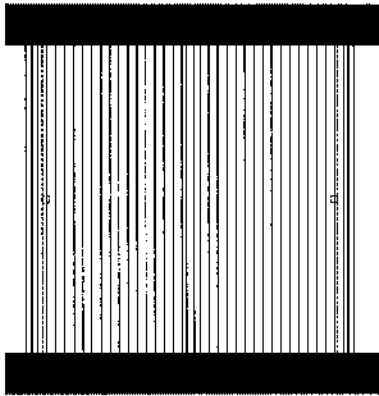


Front Elevation

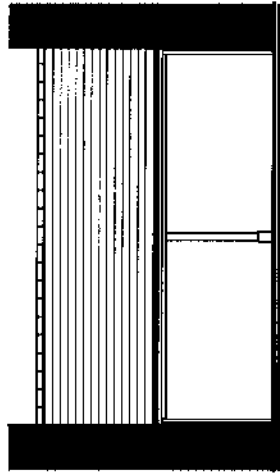
| No. | Date | Amendment | Initials | No. | Date | Amendment | Initials |
|--|------|-----------|----------|-----|------|-----------|----------|
| <p>Client : Great Nicholson</p> <p>Project : Phase 6C, Cedars Park</p> <p>Drawing : Double Garage - Plans & Elevations</p> <p>Scale : 1:100 @ A3 Status : Preliminary</p> <p>Date : May 2016 Dwg No. : 16-2301743</p> | | | | | | | |
| | | | | | | | |
| <p>GRAFIK Architecture
 Station Court
 Blandford Way
 Epsom, CH12 0DZ
 T +44 (0)1277 609 233
 F +44 (0)1277 609 234
 www.grafik.com</p> | | | | | | | |
| <p><small>© THIS DRAWING IS THE COPYRIGHT OF GRAFIK ARCHITECTURE. It shall not be in any way used or reproduced without their prior written consent. All dimensions are to be checked on site or in the workshop prior to commencing any work. Work only to figured dimensions. Any discrepancies are to be reported to the Architect.</small></p> | | | | | | | |



Floor Plan

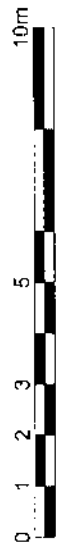


Roof Plan

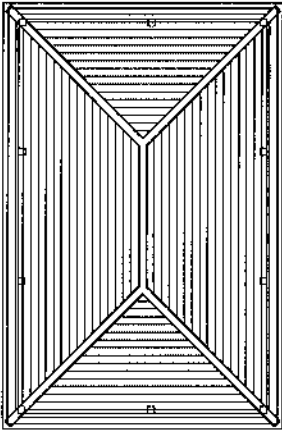


Front Elevation

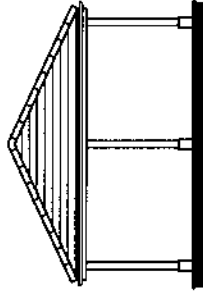
Plots: 25 & 26.



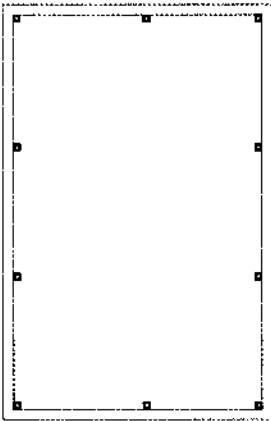
| No. | Date | Amendment | Initials | No. | Date | Amendment | Initials |
|--|------------|-----------|------------|-----|------|-----------|----------|
| <p>Client : Crest Nicholson</p> <p>Project : Phase 6C, Cedars</p> | | | | | | | |
| <p>Drawing : Carport - Plans & Elevations</p> | | | | | | | |
| Scale : | 1:100 @ A3 | Status : | Planning | Rev | | | |
| Date : | May 2016 | Dwg No. : | 16-2501/13 | | | | |
| <p><small>© THIS DRAWING IS THE COPYRIGHT OF GRAFIK ARCHITECTURE. It shall not be in any way used or reproduced without their prior written consent. All dimensions are to be checked on site or in the workshop prior to commencing any work. Work only to figured dimensions. Any discrepancies are to be referred to the Architect.</small></p> | | | | | | | |
| <p>GRAFIK</p> <p>GRAFIK Architecture
 Station Court
 Bedford Way
 Essex CM11 0DZ
 T +44 (0)1277 600 233
 F +44 (0)1277 600 234
 www.grafik.com</p> | | | | | | | |



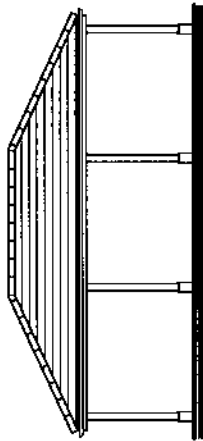
Roof Plan



Side Elevation



Floor Plan

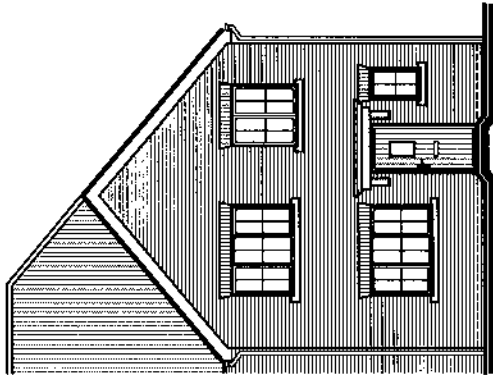


Front Elevation

Plot: 88.

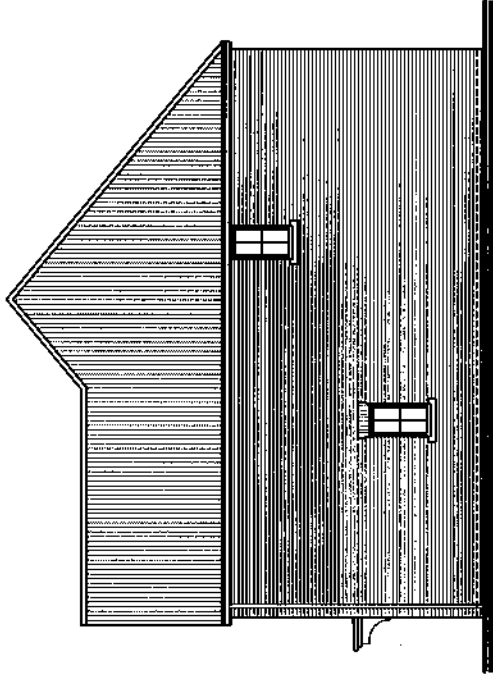


| No. | Date | Amendment | CD | Initials | No. | Date | Amendment | Initials |
|---|----------|--------------|----|----------|-----|------|-----------|----------|
| A | 29.05.16 | Roof Amended | | | | | | |
| | | | | | | | | |
| Client : Crest Nicholson
Project : Phase 6C, Cedara | | | | | | | | |
| Drawing : Triple Carport - Plans & Elevations
Scale : 1:100 @ A3
Date : May 2016
Status : Planning
Dwg No : 16 - 2301 r 04
Rev. : A | | | | | | | | |
| © This DRAWING IS THE COPYRIGHT OF GRAFIK ARCHITECTURE. It shall not be in any way used or reproduced without their prior written consent. All dimensions are to be checked on site or in the workshop prior to commencing any work. Work only to figured dimensions. Any discrepancies are to be reported to the Architect.
GRAFIK
Grafik Architecture
Station Court
Railford Way
Edmore
Durban 4110 007
T +27 (0)217 258 233
F +27 (0)217 488 724
www.grafik.com | | | | | | | | |

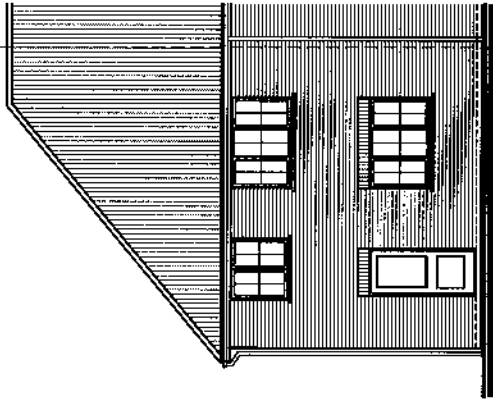


Front Elevation

Plots: AS 61



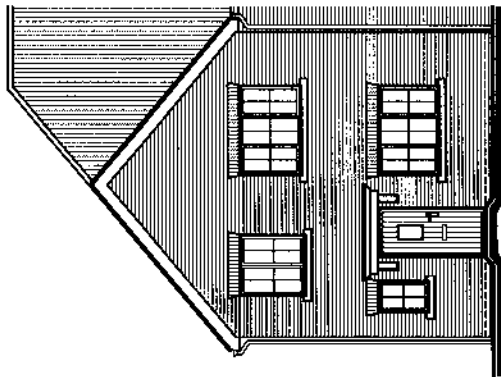
Side Elevation



Rear Elevation

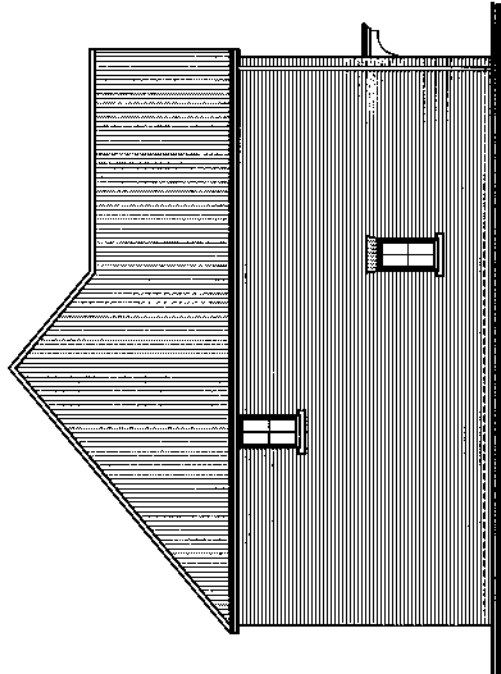
| No. | Date | Amendment | Initials | No. | Date | Amendment | Initials |
|--|------|------------------------|----------|-----|------|-----------|----------|
| <p>Client: Crest Nicholson
 Project: Phase 6C, Cedars Park
 Stowmarket, Suffolk</p> | | | | | | | |
| <p>Drawing: Newton - Elevations 1</p> | | | | | | | |
| Scale: 1:100 @ A3 | | Status: Preliminary | | Rev | | | |
| Date: May 2015 | | Dwg No: 16 - 2601 / 42 | | | | | |
| <p>© THIS DRAWING IS THE COPYRIGHT OF GRAFIK ARCHITECTURE. It shall not be in any way used or reproduced without their prior written consent. All dimensions are to be checked on site or in the workshop prior to commencing any work. Work only to figured dimensions. Any discrepancies are to be reported to the Architect.</p> | | | | | | | |
| | | | | | | | |
| <p>GRAFIK Architecture
 2nd Floor House
 Station Court
 Ryepond Way
 Blandford
 Dorset DT11 0DZ
 T +44 (0)1777 668 233
 F +44 (0)1777 668 234
 info@grafik.com
 www.grafik.com</p> | | | | | | | |

AVP/CP/ACTS/NS200, Stowmarket GC, 699 Units) - Planning/Planning/House Types/Newton, 144, 4/8CP

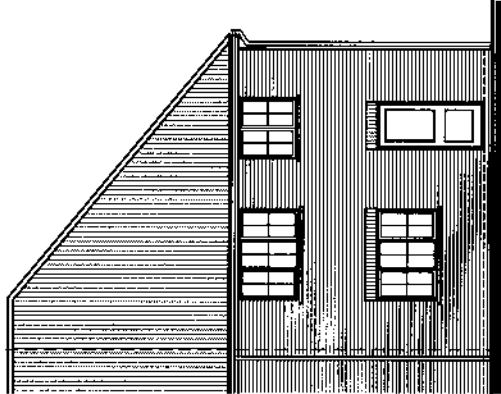


Front Elevation

Plots: A5 62

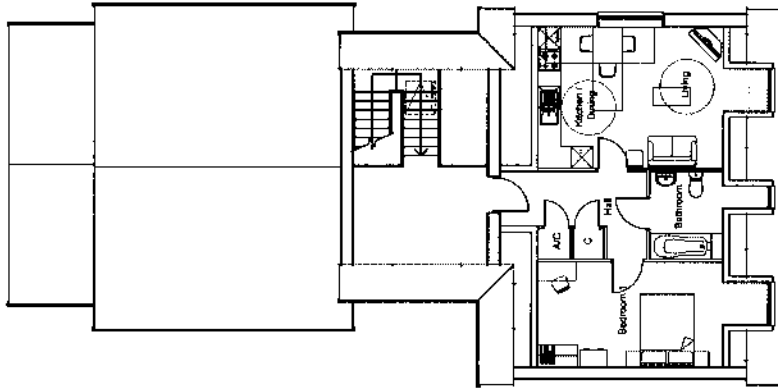


Side Elevation

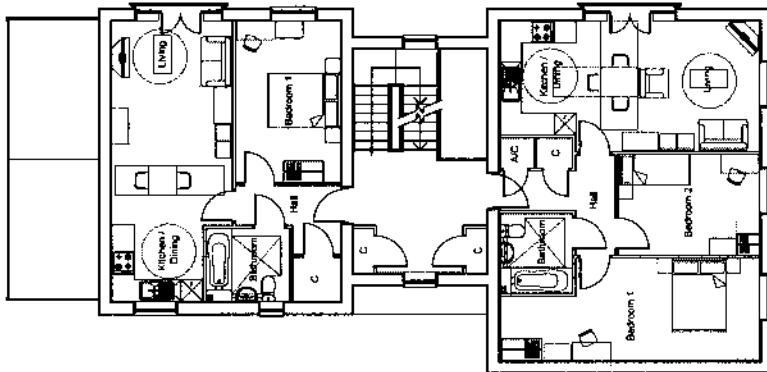


Rear Elevation

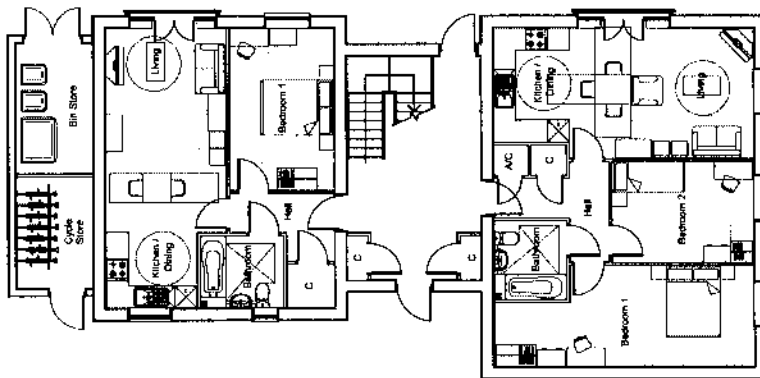
| No. | Date | Amendment | Initials | No. | Date | Amendment | Initials |
|--|------|-----------|----------|-----|------|-----------|----------|
| <p>Client: Crest Nicholson
 Project: Phase 6C, Cedars Park
 Stowmarket, Suffolk</p> | | | | | | | |
| <p>Drawing: Newton - Elevations 2</p> | | | | | | | |
| <p>Scale: 1:100 @ A3</p> | | | | | | | |
| <p>Date: May 2015</p> | | | | | | | |
| <p>Dwg No: 16 - 2501 / 43</p> | | | | | | | |
| <p>Status: Preliminary</p> | | | | | | | |
| <p>Rev</p> | | | | | | | |
| <p>© THIS DRAWING IS THE COPYRIGHT OF GRAFIK ARCHITECTURE. It shall not be in any way used or reproduced without their prior written consent. All dimensions are to be checked on site or in the workshop prior to commencing any work. Work only to figured dimensions. Any discrepancies are to be reported to the Architect.</p> | | | | | | | |
| <p>GRAFIK</p> | | | | | | | |
| <p>GRAFIK Architecture
 Stone Court
 Railway Way
 Bletchley
 Bucks MK17 0DZ
 T +44 (0)1277 658 233
 F +44 (0)1277 658 234
 info@grafik.com
 www.grafik.com</p> | | | | | | | |
| <p>Zaklad House
 1st & 2nd Floor
 5-25 Scruton Street
 London EC2A 4HJ
 T +44 (0)20 7748 7700
 F +44 (0)20 7748 7502
 www.grafik.com</p> | | | | | | | |
| <p>R:\Projects\KCSA\162501 - Newton\162501 - Planning\Stowmarket Houses - Type\Newton_HA_436D</p> | | | | | | | |



Second Floor Plan



First Floor Plan



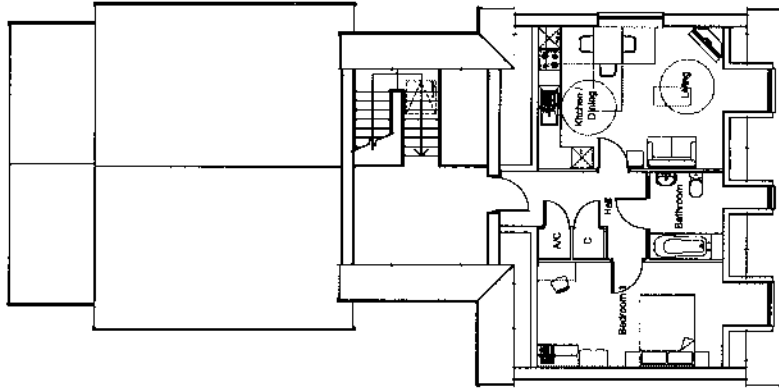
Ground Floor Plan

Plot Nos. 36 - 40

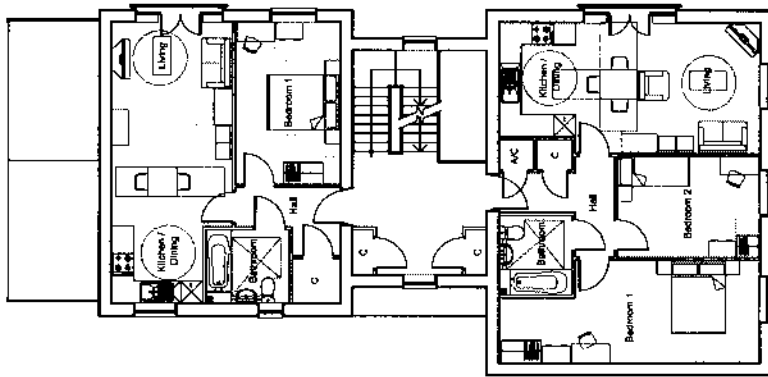


| | | | | | | | | | |
|---|------------|--------------------------|-------------|-----|------|-----------|----------|--|--|
| A | 26.03.15 | Window positions amended | CD | | | | | | |
| No. | Date | Amendment | Initials | No. | Date | Amendment | Initials | | |
| Client: Great Nicholson
Project: Phase 8C, Cedars Park, Stowmarket, Suffolk. | | | | | | | | | |
| Drawing: Floor Block B - Floor Plans | | | | | | | | | |
| Scale: | 1:100 @ A3 | Status: | Planning | No. | A | | | | |
| Date: | June 2011 | Drawn No.: | 16-2581/258 | | | | | | |
| © This is valid as THE COPYRIGHT OF GRAPHIC ARCHITECTURE. It shall not be in any way used or reproduced without their prior written consent. All rights reserved. For more information please contact our office. | | | | | | | | | |
| 84 Projects, 2008, Stowmarket, Suffolk. Planning/Planning/Visual Typists/Visual Busch | | | | | | | | | |

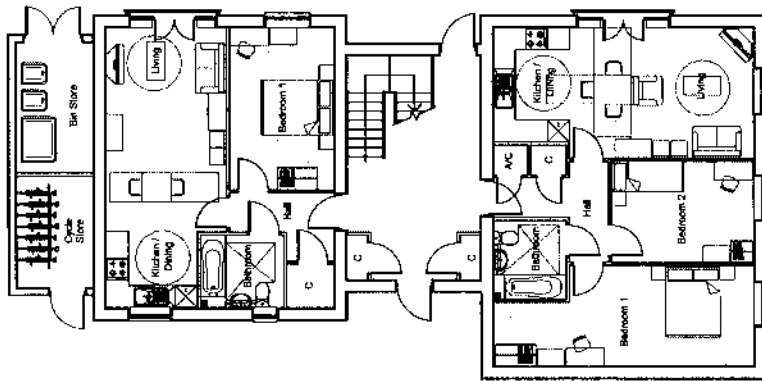
Graphic Architecture
 84 Projects
 2008
 Stowmarket, Suffolk
 Tel: +44 (0)1777 868 233
 Fax: +44 (0)1777 868 234
 www.grafik.com



Second Floor Plan



First Floor Plan



Ground Floor Plan

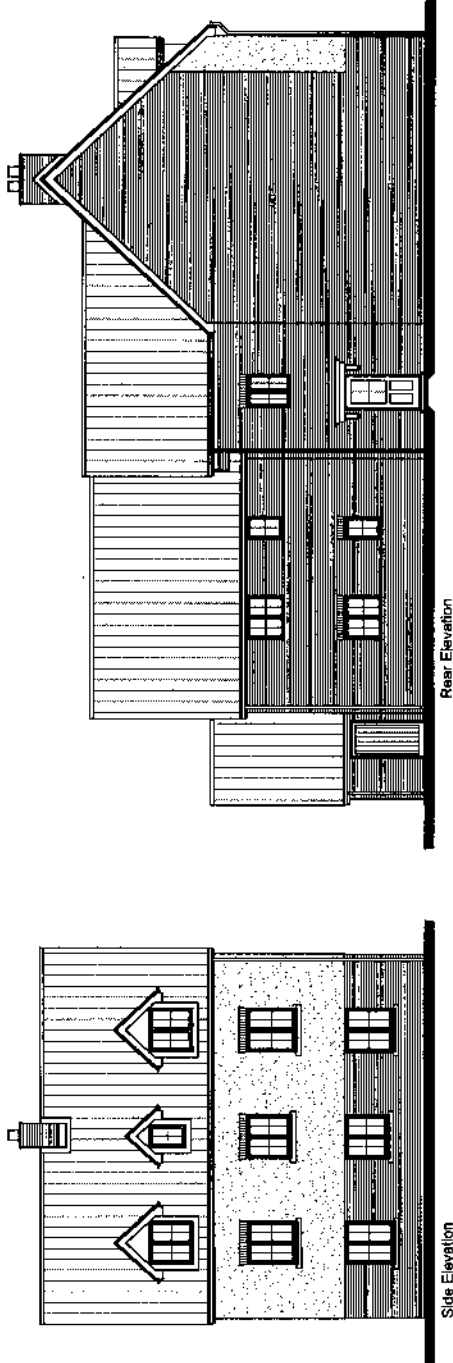
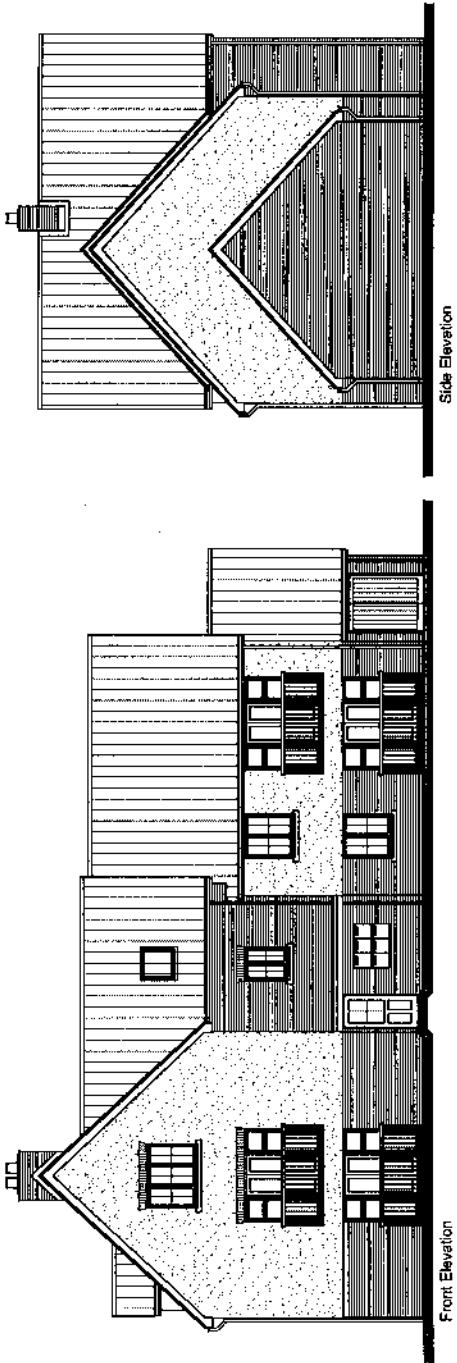
Plot Nos. 36 - 40



| | | | | | | | |
|---|----------|-------------------------|-------------|-----|------|-----------|----------|
| No. | Date | Amendment | CD Initials | No. | Date | Amendment | Initials |
| A | 28.03.18 | Window profiles amended | | | | | |
| Client : Crest Nicholson
Project : Phase 4C, Cedars Park,
Stowmarket, Suffolk.
Drawing : Flat Block B - Floor Plans
Scale : 1:100 @ A3
Date : June 2015
Status : Planning
Draw No. : 2501/36
Rev. A | | | | | | | |
| © This drawing is the copyright of GRAFIK ARCHITECTURE. It shall not be in any way used or reproduced without their prior written consent. The information contained herein is for the use of the client only and is not to be used for any other purpose. Any discrepancies are to be referred to the Architect.
R1/P0/ACTEN/6200, Stowmarket, 4C, 40 Units - Planning Planning Unit 01/04/15, R02/14 | | | | | | | |



GRAFIK Architecture
 2, Water Court
 10, Market Street
 Ipswich, Suffolk, IP1 1AA
 Tel: 01473 602 233
 Fax: 01473 602 234
 www.grafik.com



Plot Nos. 36 - 40



| | | | | | |
|-----|----------|-------------------------------------|----------|-----|------|
| A | 20.02.18 | Window patterns & Balconies amended | CD | | |
| No. | Date | Amendment | Initials | No. | Date |

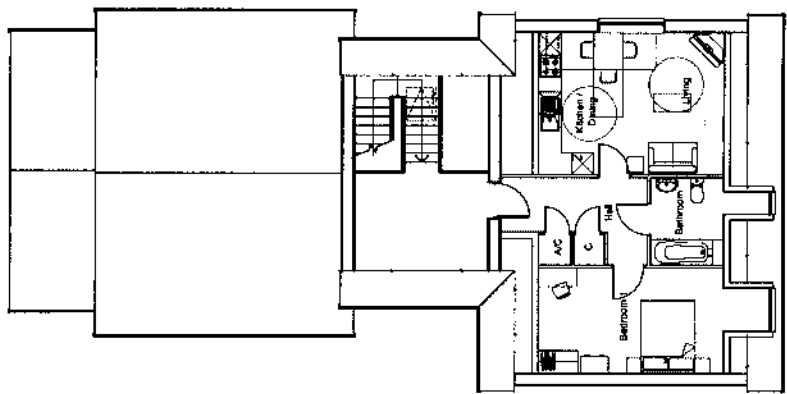
Client : Crest Nicholson
 Project : Phase 02, Cuddegar Park,
 Stowmarket, Suffolk.

Drawing : Flat Block B - Elevations

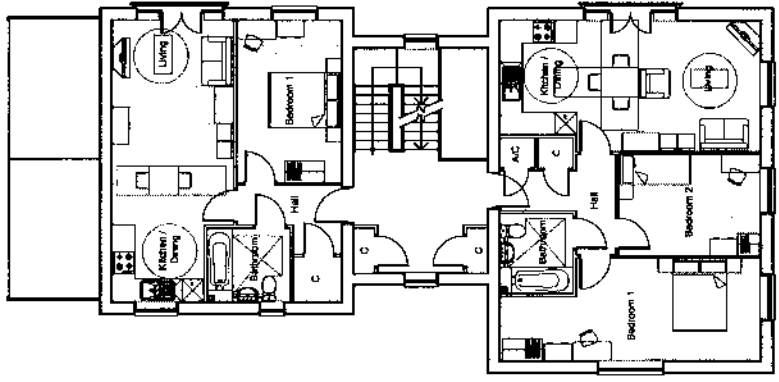
Scale : 1:100 @ A2 Status : Rev. A
 Date : June 2018 Draw No. : 18 - 288 / 11

© This drawing is the copyright of GRAFIK ARCHITECTURE. It shall not be in any way used or reproduced without their prior written consent. It shall be used only for the purposes for which it was prepared. It shall not be used for any other purpose without the prior written consent of GRAFIK ARCHITECTURE. It shall not be used for any other purpose without the prior written consent of GRAFIK ARCHITECTURE.

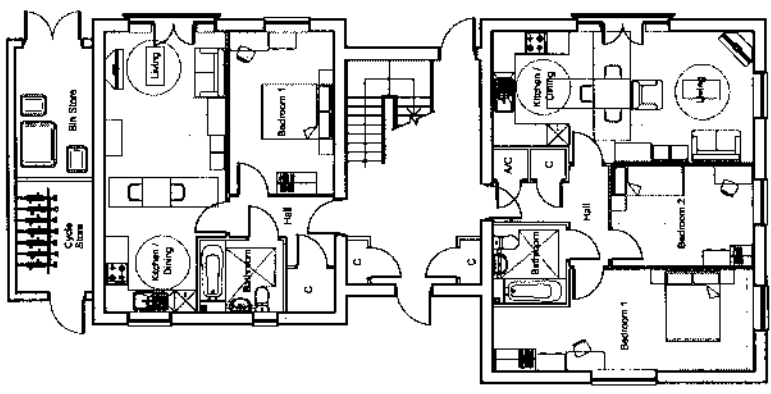
GRAFIK ARCHITECTURE
 Studio Court
 100, High Street
 Stowmarket, Suffolk
 IP11 1JG
 T +44 (0)1277 668 233
 F +44 (0)1277 668 234
 www.grafik.com



Second Floor Plan




First Floor Plan



Ground Floor Plan

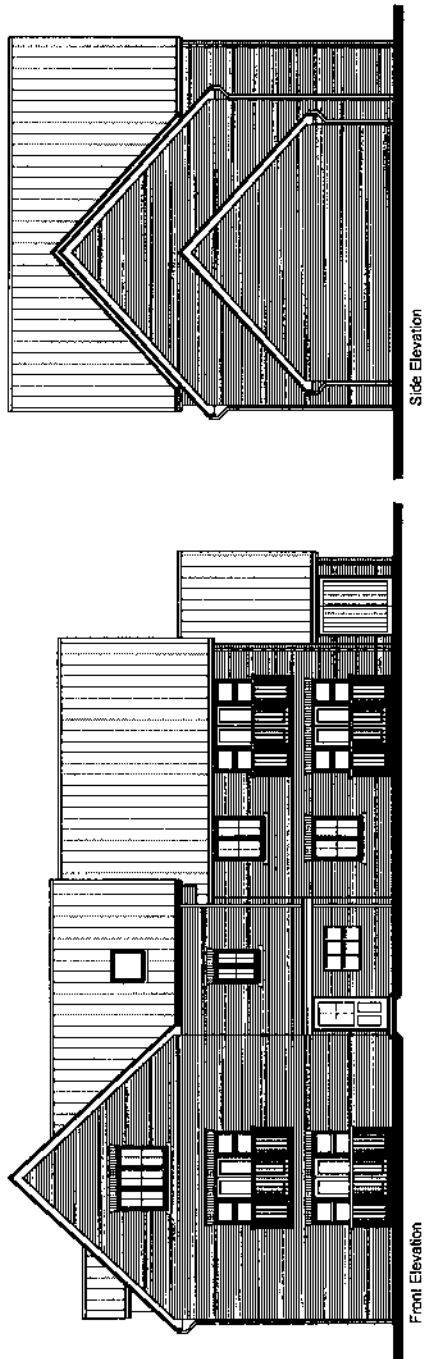
| | | | | | |
|---|------------|--------------------------|------------|-----------|----------|
| A | 29.03.16 | Window positions amended | CD | | Initials |
| | No. | Date | Amendment | Issue No. | Date |
| Client : Crest Nicholson
Project : Phase 02, Cadens Park,
Stowmarket, Suffolk. | | | | | |
| Drawing : Flat Block C - Floor Plans | | | | | |
| Scale : | 1:100 @ A2 | Status : | Planning | Rev | A |
| Date : | June 2015 | Drawn No. : | 16-2881/12 | | |



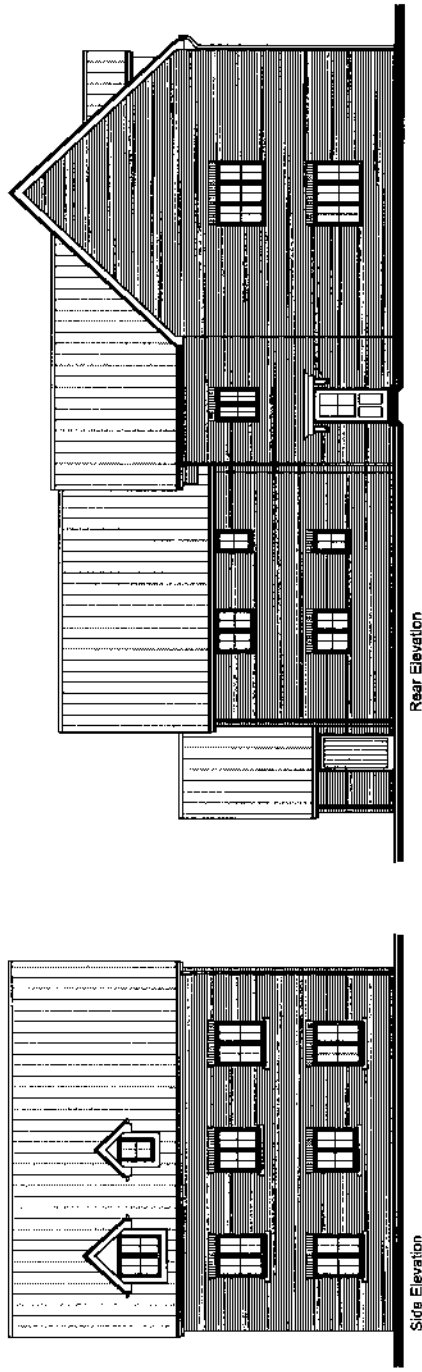
Grafik Architecture
 Suite 100
 100 High Street
 Stowmarket, Suffolk
 IP12 2JG
 T +44 (0)1277 688 233
 F +44 (0)1277 688 234
 www.grafik.com

© 1998-2015 GRAFIK ARCHITECTURE. It shall not be in any way used or reproduced without the prior written consent of GRAFIK ARCHITECTURE. No part of this work may be reproduced, stored in a retrieval system, or transmitted in any form or by any means, electronic, mechanical, photocopying, recording, or by any information storage and retrieval system, without the prior written permission of GRAFIK ARCHITECTURE.





Side Elevation



Rear Elevation

Side Elevation

Plot Nos. 66 - 70



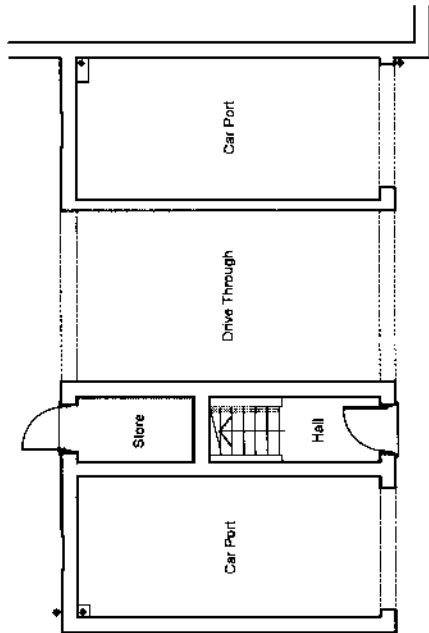
| | | | | |
|-----|----------|--------------------------------------|-----------|-------|
| No. | Date | Amendment | Issue No. | Issue |
| A | 20.03.18 | Window positions & balconies amended | CD | |

Client: **Crest Nicholson**
 Project: **Phase 6C, Cadans Park, Stowmarket, Suffolk.**

Drawing: **Flat Block C - Elevations**
 Scale: **1:100 @ A2** Status: **Planning** Rev: **A**
 Date: **June 2015** Draw No.: **14-2507/53**

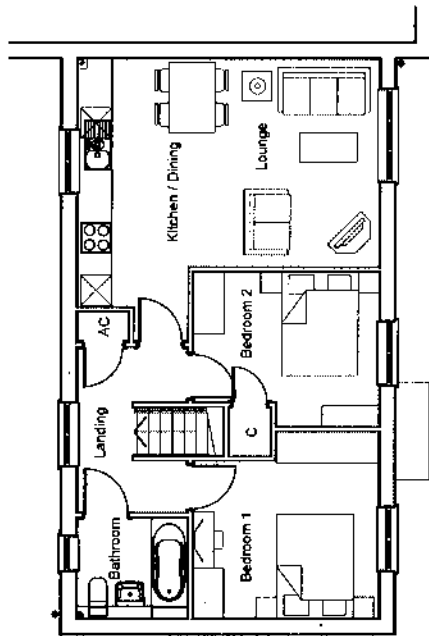
GRAFIK
 Draft Architects
 James Court
 100 High Street
 Stowmarket, Suffolk
 IP11 2JG
 T +44 (0)1773 686 230
 F +44 (0)1773 686 234
 www.grafik.co.uk

© 1985-2015 GRAFIK ARCHITECTURE. All other use in any way used or reproduced without their prior written consent is prohibited. All rights reserved. No part of this publication may be reproduced, stored in a retrieval system, or transmitted in any form or by any means, electronic, mechanical, photocopying, recording, or by any information storage and retrieval system, without the prior written permission of GRAFIK ARCHITECTURE.



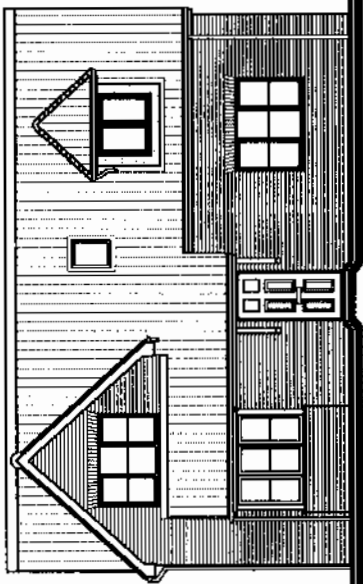
Ground Floor Plan

Plots: AS 35

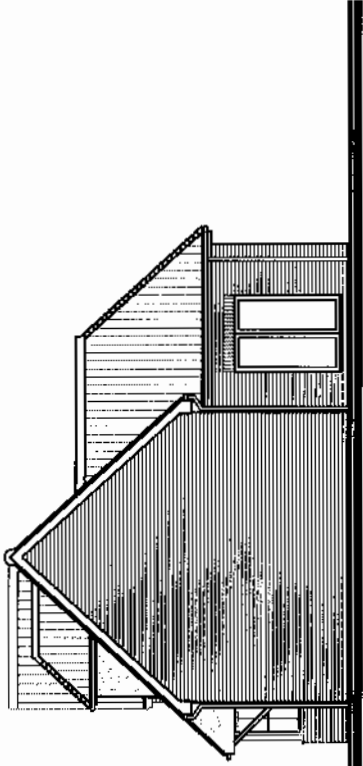


First Floor Plan

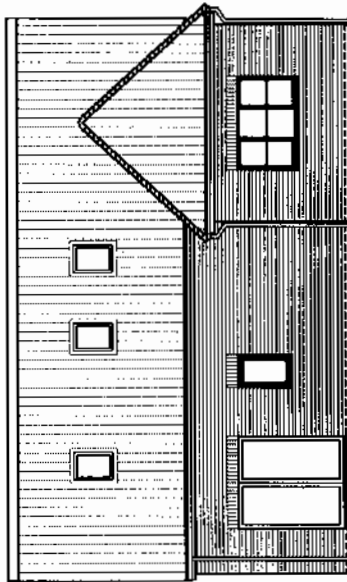
| No. | Date | Amendment | Initials | No. | Date | Amendment | Initials |
|---|------|-----------|----------|-----|------|-----------|----------|
| <p>Client : Crest Nicholson</p> <p>Project : Phase 6C, Cadars Park
Stowmarket, Suffolk.</p> <p>Drawing : Loft 2 - Floor Plans</p> <p>Scale : 1:100 @ A3 Status : Planning For</p> <p>Date : May 2015 Dwg No. : 16 - 2501754</p> <p><small>© THIS DRAWING IS THE COPYRIGHT OF GRAFIK ARCHITECTURE. It shall not be in any way used or reproduced without their prior written consent. All dimensions are to be checked on site or in the workshop prior to commencing any work. Work only to signed dimensions. Any discrepancies are to be reported to the Architect.</small></p> | | | | | | | |
| <p>GRAFIK</p> <p><small>GRAFIK Architecture
26thrd House
Station Court
Buckford Way
Buryway
Eamer CM15 0DZ
T: +44 (0)1277 658 233
F: +44 (0)1277 658 234
info@grafik.com
www.grafik.com</small></p> <p><small>Zelwood House
One E. Grand Floor
5-25 Scrutton Street
London EC2A 4JU
T: +44 (0)20 7148 7700
F: +44 (0)20 7790 7502
www.grafik.com</small></p> | | | | | | | |



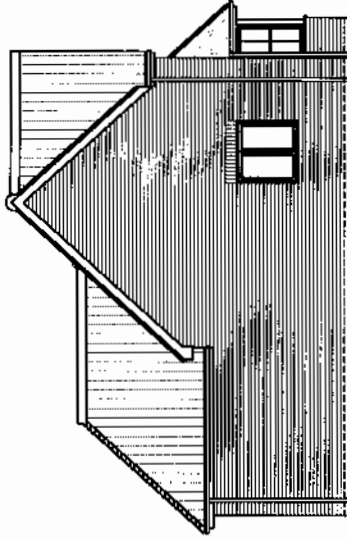
Front Elevation



Side Elevation



Rear Elevation



Side Elevation

Plots: AS - 11

| No. | Date | Amendment | Initials | No. | Date | Amendment | Initials |
|---|------|-----------|----------|-----|------|-----------|----------|
| <p>Client: Crest Nicholson
 Project: Phase 6C, Cadara Park
 Stowmarket, Suffolk</p> <p>Drawing: Chalet Bungalow H998a - Elevations</p> <p>Scale: 1:100 @ A3 Status: Planning Rev: 1
 Date: March 2016 Dwg No: 16 - 2801 / 13</p> <p><small>© THIS DRAWING IS THE PROPERTY OF GRAFIK ARCHITECTURE. It must not be reprinted, used or reproduced without their prior written consent. All dimensions are to be checked on site at the workshop prior to commencing any work. Work only to be signed offsite when any discrepancies are to be reported to the Architect.</small></p> | | | | | | | |
| <p>GRAFIK</p> <p><small>GRAFIK ARCHITECTURE
 Zedford House
 Station Court
 Station Road
 Stowmarket
 Suffolk IP12 0DZ
 T +44 (0)1277 650 233 T +44 (0)300 7748 7700
 F +44 (0)1277 658 234 F +44 (0)300 7735 7500
 info@grafik.com www.grafik.com</small></p> | | | | | | | |

Your Ref: MS/1709/16
 Our Ref: 570\CON\1191\16
 Date: 21st April 2016
 Highways Enquiries to: martin.egan@suffolk.gov.uk



All planning enquiries should be sent to the Local Planning Authority.
 Email: Planning.Control@baberghmidsuffolk.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,

TOWN AND COUNTRY PLANNING ACT 1990 - CONSULTATION RETURN MS/1709/16

PROPOSAL: Creation of 89 no. one, two, three and four bedroom houses, bungalows and apartments, plus associated roads, car parking, public open space and landscaping, including vehicle access from Wagtail Drive and cycleway/emergency access from Stowupland Road (scheme includes provision for temporary construction access from Stowupland Road)

LOCATION: Phase 6C, Cedars Park, Stowmarket

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:

Please be aware that Wagtail Drive and the first section of Phoenix Way are not yet adopted public highway so the planning application red line as shown on Drawing Number 16-2501/01 should be extended as appropriate (to the Navigation Approach roundabout).

The following conditions will be appropriate:

1 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.

2 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.

3

Condition: Before any of the hereby approved new dwellings are first occupied the footway improvements on Stowupland Road are to be laid out and completed in all respects in accordance with Drawing Number W160-004 Revision A as submitted.

Reason: To ensure that pedestrians leaving the development site are able to link with the existing facilities on Stowupland Road to the benefit of highway safety.

4 P 1

Condition: The use shall not commence until the area(s) within the site shown on Drawing Number 16-2501/02 Revision A as submitted for the purposes of manoeuvring and parking of vehicles has been provided and thereafter that area(s) shall be retained and used for no other purposes.

Reason: To ensure that sufficient space for the on site parking of vehicles is provided and maintained in order to ensure the provision of adequate on-site space for the parking and manoeuvring of vehicles where on-street parking and manoeuvring would be detrimental to highway safety to users of the highway.

5 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.

6 NOTE 05

Note: Public Utility apparatus may be affected by this proposal. The appropriate utility service should be contacted to reach agreement on any necessary alterations which have to be carried out at the expense of the developer. Those that appear to be affected are all utilities.

7 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.

8 NOTE 12

Note: The existing street lighting system may be affected by this proposal. The applicant must contact the Street Lighting Engineer of Suffolk County Council, telephone 01284 758859, in order to agree any necessary alterations/additions to be carried out at the expense of the developer.

9 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.

Yours faithfully,

Mr Martin Egan
Highways Development Management Engineer
 Strategic Development – Resource Management

MID SUFFOLK DISTRICT COUNCIL**MEMORANDUM**

TO: John Pateman-Gee - Development Control Team

FROM: David Harrold - Environmental Protection Team DATE: 21.4.2016

YOUR REF: 1709/16/FUL - EH – OTHER ISSUES

SUBJECT: Phase 6C Cedars Park, Stowupland Road, Stowmarket.

Thank you for consulting me on the above application.

I note the report by Grant Acoustics which assesses noise from local road traffic and industrial noise. The assessment is reasonable and robust and recommends noise mitigation measures. The measures will mitigate to an acceptable level any noise from road traffic and the nearby industrial premises. These measures are:

1. A 2m high noise barrier (close boarded fence) along the site boundary from plot 33 to 34; plot 58 to 70 and plot 71 to 80 in order to protect the amenity of the gardens that abut the industrial estate and Stowupland Road. This is shown on the applicant's plan as submitted (Boundary Treatment Plan Dwg No: 16-2501/05).
2. Enhanced acoustic window glazing and alternative acoustic ventilation (e.g. air bricks) for certain plots to mitigate for road traffic noise from Stowupland Road and A14 as well as industrial noise from Charles Industrial Estate. The sound insulation specification varies for different plots across the site depending on their location and distance from the noise source. Different sound insulation standards for all plots affected are detailed in the report by Grant Acoustics.

Should approval be given to the development I would, therefore, recommend the following condition:

The residential accommodation shall be constructed so as to provide sound insulation against external noise as indicated in Figure 3 of the acoustic report by Grant Acoustics (Ref:GA-2015-0002-R1-RevA)

Construction of the residential premises shall not commence until a scheme detailing the specific acoustic mitigation measures for individual plots has been submitted to the local Planning Authority and approved in writing.

Reason: to mitigate any adverse noise impacts from external road traffic and industrial noise on the occupiers and habitation of the proposed dwellings.

David Harrold MCIEH

Senior Environmental Health Officer

From: David Pizzev
Sent: 19 April 2016 10:01
To: John Pateman-Gee
Cc: Planning Admin
Subject: 1709/16 Cedars Park, Stowmarket.

John

Please refer to my previous comments regarding this application. I note from the revised layout that a number of additional trees will now be retained (T7, T8 & T35) and impact on others (T9, T10, T37, T39 & T40) has been reduced due to further spacing.

David

David Pizzev
Arboricultural Officer
Hadleigh office: 01473 826662
Needham Market office: 01449 724555
david.pizzev@baberghmidsuffolk.gov.uk
www.babergh.gov.uk and www.midsuffolk.gov.uk
Babergh and Mid Suffolk District Councils - Working Together

This page is intentionally left blank