

Public Document Pack



DEVELOPMENT CONTROL COMMITTEE A

DATE	Wednesday 25 May 2016
PLACE	Council Chamber, Council Offices, High Street, Needham Market
TIME	9.30am

Please ask for: Val Last
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13 May 2016

The Council, members of the public and the press may record/film/photograph or broadcast this meeting when the public and the press are not lawfully excluded. Any member of the public who attends a 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 30 March 2016

Report NA/10/16 Pages A to R

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 NA/11/16

Pages 1 to 169

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

9. Site Inspections

Note: *Should a site inspection be required for any of the applications this will be held on Wednesday 1 June 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.

Val Last
Governance Support Officer

Members:

Councillor Matthew Hicks – Chairman – Conservative and Independent Group
Councillor Lesley Mayes – Vice Chairman – Conservative and Independent Group

Conservative and Independent Group

Councillors: Gerard Brewster
David Burn
Lavinia Hadingham
Diana Kearsley
David Whybrow

Liberal Democrat Group

Councillor: John Field

Suffolk Together, Green and Independent Group

Councillor: Sarah Mansel

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

MID SUFFOLK DISTRICT COUNCIL

Minutes of the **DEVELOPMENT CONTROL COMMITTEE 'A'** held at the Council Offices, Needham Market on Wednesday 30 March 2016 at 9:30am.

PRESENT: Councillor: Matthew Hicks (Chairman)
Gerard Brewster
David Burn
John Field
Lavinia Hadingham
Derrick Haley *
John Levantis
John Matthissen *
Lesley Mayes
David Whybrow

Denotes substitute *

Ward Members: Councillor: Suzie Morley
Derek Osborne

In Attendance: Senior Development Management Planning Officer (JPG)
Senior Planning Officer (GW/IW)
Development Management Planning Officer (SLB/RB/LE/SB)
Enabling Officer – Heritage (WW)
Senior Legal Executive (KB)
Senior Development Management Engineer (Central Area) –
Suffolk County Council
Governance Support Officers (VL/KD)

NA50 APOLOGIES/SUBSTITUTIONS

Councillors Derrick Haley and John Matthissen were substituting for Councillors Diana Kearsley and Sarah Mansel respectively.

NA51 DECLARATIONS OF INTEREST

Councillor John Field declared a non-pecuniary interest in Application 0072/16 as he knew the applicant.

Councillor Lavinia Hadingham declared a non-pecuniary interest in Application 2285/15 as her son belonged to the First Fressingfield Scout Group and she knew the applicant.

Councillor Gerard Brewster declared a non-pecuniary interest in Application 2285/15 as he was the Chairman of the Stowmarket District Scouts.

Councillor John Field declared a non-pecuniary interest in Application 2285/15 as he knew the First Fressingfield Scout Group Scoutmaster.

Councillor Gerard Brewster declared a non-pecuniary interest in Application 4188/15 as in his role as Economy and Stowmarket Regeneration Portfolio Holder he had previously met with the applicant.

Councillor Matthew Hicks declared a non-pecuniary interest in Application 4188/15 as the Suffolk County Councillor for the Thredling Division.

NA52 DECLARATIONS OF LOBBYING

It was noted that Members had been lobbied on Applications 2285/15, 4188/15 and 0610/15.

NA53 DECLARATIONS OF PERSONAL SITE VISITS

None received.

NA54 MINUTES OF THE MEETING HELD 3 FEBRUARY 2016

Report NA/08/16

The minutes of the meeting held 2 March 2016 were confirmed as a correct record.

NA55 PETITIONS

None received.

NA56 QUESTIONS FROM MEMBERS

None received.

NA57 SCHEDULE OF PLANNING APPLICATIONS

Report NA/09/16

In accordance with the Council's procedure for public speaking on planning applications representations were made as detailed below:

<u>Planning Application Number</u>	<u>Representations from</u>
0072/16	Kate Wood (Agent) Julian Cunningham (Applicant)
0150/16	Kate Wood (Agent) Julian Cunningham (Applicant)
2285/15	Philip Eastgate (Objector) Dawn Carmen-Jones (Supporter) Robert Williams (Applicant)
3622/15	Mark Allen (Agent)
4188/15	John Blakeway (Objector) Nick Hardingham (Parish Council) Trevor Stiff (Applicant)
3701/15	Marion Ravenhill (Parish Council) Roger Gilles (Agent)

0610/15

Peter Dow (Parish Council)
Jennifer Tooke-Merchant (Objector)
John Moore (Applicant)

2982/15

Alan Cowell (Applicant)

Item 1

Application Number: **0072/16**

Proposal: Change of use and conversion of former dairy and adjoining workshop into 2 no one bedroom dwellings

Site Location: **ELMSWELL** – Dagwood Farm, Ashfield Road IP30 9HJ

Applicant: Mr J Cunningham

In response to Members' questions the Officer clarified the area of shared parking and proposed garden size for the dwellings.

Kate Wood, the agent advised that the dairy and workshop were no longer required for any agricultural purpose and the intention of the proposal was to bring them back into use. The other agricultural buildings connected to the farm had already been converted and the proposed changes to the building were not significant. Current Government policy supported the principle of conversion. Although a previous application for listed building consent had been refused, policy had changed since that time. Paragraph 14 of the NPPF stated that permission should be granted unless the impacts significantly and demonstrably outweighed the benefits and in this case they did not. She advised that the change of use was to prevent the building falling into disrepair.

In response to Members' questions Julian Cunningham, the applicant, advised that conversion to holiday lets had been considered but this was not felt suitable for the area. He confirmed that the building was no longer required for agricultural purposes.

Councillor John Levantis, Ward Member said it was a finely balanced application. There had been some concern regarding the impact of the conversion on the listed building, the density of dwellings within the site and the hazardous pedestrian access to the village. However, the proposal would provide two small, energy efficient dwellings which were much needed. On balance, he supported the application.

Councillor Sarah Mansel, Ward Member, commenting by email said she supported this application and that for listed building consent. She advised that Elmswell was working on a Neighbourhood plan and information gathered showed that there was a need for smaller properties. Elmswell was a large key service centre with numerous facilities, and although the site was outside the Settlement Boundary the lack of a five year land supply meant that development was supported in sustainable locations. There was a pavement in close vicinity which led to the village centre and facilities could be accessed on foot. The use of the building for dwelling purposes would not constitute any further harm to the listed building over and above the development already underway on the site. The work already carried out had improved the appearance of both the barn and the dairy building, and it could be argued that it had enhanced the setting of the listed building. She had a slight concern regarding the increase in density of housing within the site but felt this was a minor issue outweighed by the benefits.

It was generally felt that although the Planning and Heritage Officers had given some sound reasons for refusal the earlier development on site had changed the situation. It was a sustainable location and the already approved solar panels were felt to have a greater impact on the setting of the listed building than the proposed conversion. There was support from both Ward Members and the Parish Council.

It was considered that the application accorded with planning policy FC1 and paragraph 55 of the NPPF and a motion to approve the application subject to appropriate conditions was moved and seconded.

By 5 votes to 3 with 1 abstention

Decision – Grant Planning Permission subject to the following conditions:

- Time limit for commencement
- Approved plans
- Details of boundary treatment and timetable for being carried out/maintained
- No external lighting
- Wildlife survey and mitigation
- Details of windows to be agreed
- Surface and foul water drainage to be agreed
- Highways condition on parking
- Details of bin storage

Item 2

Application Number: **0150/16**
Proposal: Works associated with the change of use and conversion of former dairy building to two dwellings
Site Location: **ELMSWELL** – Dagwood Farm, Ashfield Road IP30 9HJ
Applicant: Mr J Cunningham

Kate Wood, the agent, said that the only issue was the impact of the gable windows, roof lights and changes to the internal structure. All the other buildings on the site had already been converted and she did not feel this proposal caused any harm to the setting of the listed building which was some distance away. The conversion would provide two needed one bedroom homes and had the support of both Ward Members. She advised that the applicant would be happy for conditions regarding landscaping, hard surfacing and removal of permitted development rights to be included with an approval.

The Ward Member comments for Application 0072/16 were reiterated.

By 6 votes to 3

By a unanimous vote

Decision – That Listed Building Consent be approved subject to the following conditions:

- Time limit for commencement of works

- Approved plans
- Details of insulation and internal works to be agreed

Item 3

Application Number: **2285/15**
 Proposal: Full Planning permission – Erection of new Scout Headquarters with associated facilities and new access road. Outline Planning Permission – Erection of 30 new dwellings with all matters reserved (except the new road access to serve the properties)
 Site Location: **FRESSINGFIELD** – Land and buildings at red house Farm, Priory Road IP21 5PH
 Applicant: Mr and Mrs Barrett and The First Fressingfield Scout Group

It was noted that the recommendation should be amended to read ‘for reason(s) in resolution 1 and 2’ not ‘for reason(s) in resolution A’.

Phil Eastgate, an objector, said there was strong local opinion against the proposal because of traffic concerns and the destruction of a natural habitat. It was not possible to guarantee the required visibility splays and as much traffic exceeded the speed limit this would result in an increased danger. The additional traffic from the Scout Hut, which he did not feel was a replacement for the existing one, but an activity centre which would hold evening and camping activities more appropriate elsewhere, would also adversely impact on residents. The bungalows in Priory Crescent would be overlooked by the new development and the infrastructure needed to be increased to cope with the additional residents.

Dawn Carmen-Jones, a supporter, said that ‘scouts’ referred to the Scout Association and members’ ages ranged from 5 to 15 years of age. The Fressingfield Group had grown over the last five years and there was much concern over the existing hall which had no running water and very poor facilities. The area used by parents to drop off children was also very dangerous. Other halls had been approached but none could provide what was required and no other landowner had offered a suitable site. The proposed development represented in fill and provided a safe pedestrian/cyclist access. The applicant had worked with agencies to ensure the proposed housing was suitable for requirement and no harm would be caused by the proposal.

Robert Williams, the applicant and Mark Allen, the agent shared the speaking time. Robert Williams advised that he had first met with a Planning Officer in July 2014 and been briefed on the required surveys, including Highways. He had met with Peter Black, the Highways Officer at that time who had given acceptance in principle to the proposal, including the entrance from New Street. The first objection from Highways was received in September 2015 citing reasons for refusal as the lack of a footway and inadequate visibility splays. An alternative professional opinion was commissioned and this found that the access point on New Street provided visibility splays within the tolerances and the new footway and illuminated bollards provided a safe route for pedestrians. The development on the adjoining site had not been required to provide footways. He said that Highways had withdrawn from an arranged site meeting and he was not aware that the current officer had visited the site.

Mark Allen, advised that he was a Chartered Planner in Highways and felt the objections put forward were unfounded. He believed the proposed visibility splay was within guidelines for sites within the Settlement Boundary* on a road with speeds well below 40mph. He believed the SCC Highways Officer was measuring the visibility splay within standards usual for trunk roads and was therefore over provisioning what was required. He felt that the information used was out of date and misleading. (* Note: It was confirmed that the site was outside the Settlement Boundary)

Andrew Pearce, Senior Development Management Engineer (Central Area), Suffolk County Council advised that he was unaware of any comments made by the previous officer dealing with the application. He confirmed that he had visited the site and that in view of the results of the speed survey, which showed that traffic regularly travelled at speeds above the 30mph limit, that the correct guidance had been used in coming to the decision to recommend refusal.

Councillor Lavinia Hadingham, Ward Member, said that the new Scout Hall was needed as the existing had no running water, toilets, was cold in winter and poorly lit outside. She was not overly concerned regarding the lack of a footpath in New Street as many people used the footpath across the field and only walked a short distance along New Street. There were other facilities in the village, eg the Methodist Church and shop, where there was no pavement along New Street to access them. The applicant had done everything possible to comply with guidance and it was frustrating that the change of Highways Officer had resulted in a change to the guidance given. Fressingfield was a primary village and the proposed development would provide much needed affordable units and a recreational area.

Member opinion was divided.

Some Members considered the application was satisfactory as the housing was needed in the village to support sustainability and provided a pedestrian route to the school and although there was no footpath to the shop most people would drive anyway. The road was like many others in Suffolk which did not have a pavement or lighting and some provision had been made for a footpath. Permission had already been given for houses either side of the site with no requirement for a footpath to be provided. The visibility splay was across mown grass and the original Highways advice had been that it was acceptable.

Others, while having sympathy for the applicant and accepting the need for both the new Scout Headquarters and the housing considered that the professional opinion of the Highways Officer could not be ignored. He had visited the site and confirmed his opinion was that a safe access and pedestrian link could not be provided in the proposed location.

A motion to refuse the application as per the recommendation was drawn by four votes for, four against and one abstention.

By the Chairman's casting vote

Decision – That Full and Outline Planning permission be refused for the following reasons:

1. The development does not provide adequate pedestrian links to the services and facilities in Fressingfield. The development would lead to an increase in pedestrian activity within the road resulting in greater conflict between pedestrians and traffic. The proposal does not provide suitable and safe pedestrian links to services and facilities. The development does not provide or promote viable infrastructure necessary for the development, or prioritise pedestrian access and as such does not contribute to the achievement of sustainable development. The proposal is deemed contrary to policy T10 of the Mid Suffolk Local Plan 1998, policies FC1 and FC1.1 of the Core Strategy Focused Review 2012 and paragraphs 6, 31, 32, 34, 35 and 72 of the NPPF
2. Part of the visibility splay required for the new road entrance and exit are not within the Highway Authority's or applicant's ownership or control. Their provision and future retention cannot be secured and on that basis the development cannot deliver safe and secure access as required by Policy T10 of the Mid Suffolk Local Plan and paragraph 32 of the NPPF

At such time Committee determine the application without a Planning Obligation being secured the Professional Lead – Growth and Sustainable Planning be authorised to refuse full planning permission for reasons in resolution above and including the following reason for refusal:

Inadequate provision of open space and/or infrastructure contrary to policy CS6 or the Core Strategy 2008 without the requisite S106 obligation or CIL being in place

Item 4

Application Number: **3622/15**
 Proposal: Proposed residential development consisting of 3 no four bedroom detached houses with detached garages and proposed access
 Site Location: **WALSHAM-LE-WILLOWS** – Land to rear of 1 and 2 Upper Meadow IP31 3AY
 Applicant: Mr Farrow

It was noted that the date in Recommendation 2 should be amended to read 10 8 April 2016, and that the site area on page 138, paragraph 3, should read 0.29ha.

John Blakeway, an objector, said that the views he was expressing were supported by all neighbours in Upper Meadow. He said the site was outside the Settlement Boundary, and although the NPPF had overruled previous guidance, questioned whether some weight should still be given to this. He said the NPPF stated that any adverse impacts should not outweigh the advantages of development and this proposal would severely impact on the residential amenity of neighbouring properties. He questioned the adequacy and safety of the proposed access and noted that the driveway was owned by himself and the owners of 2 Upper Meadow and when purchasing their properties no mention had been made of access being to multiple owners. As the owners of the driveway there was no intention of making any alterations so the access could not be amended. The proposals would double the use of the driveway which was single lane with bushes to each side. There was no footway along the driveway limiting access to village facilities.

Councillor Derek Osborne, Ward Member, said that he had visited the site and considered that the access was onto a large road and should not pose a problem for anyone entering or exiting the site.

Councillor Jessica Fleming, Ward Member, commenting by email advised that she had visited the site and wished to make the following comments:

- The proposal was for 4 bed detached homes with detached garages when local need was for more modest and affordable dwellings
- The access had poor visibility
- The rural nature of the site access both onto the road and from the site itself posed challenges for construction traffic and to enable sufficient width for two vehicles
- Manging construction would be important if approved due to close proximity of homes
- There was a likelihood of buried resources of high archaeological interest
- The effect on the Conservation Area did not appear to have been considered

She said she could not support the application.

In response to a Member's question Andrew Pearce, Senior Development Management Engineer (Central Area), Suffolk County Council advised that he had not visited the site but on looking at the plans he had no concerns regarding the access. He believed that sufficient land was in Highway ownership and the hedges could be cut back sufficiently to meet the visibility splay requirements.

Members generally found the application acceptable. It was felt the site was contiguous with the Settlement Boundary and the proposed development was consistent with the existing and did not cause any significant harm to residential amenity. A motion for approval was proposed and seconded.

By 9 votes to 1

Decision – That Full Planning Permission be granted subject to:

(1) The Professional Lead – Growth and Sustainable Planning being authorised to secure a planning obligation under Section 106 of the Town and Country Planning Act 1990 to provide:

- Financial contribution of £54,933 towards off site affordable housing

and the following conditions

1. Time limit
2. Development in accordance with approved plans
3. Details of facing and roofing materials to be agreed
4. Access to be improved in accordance with requirements of the Highway Authority
5. Visibility splays to be provided in accordance with requirements of the Highway Authority
6. Parking and manoeuvring area to be provided
7. Archaeological investigation to be undertaken and findings discharged

8. Construction management plan to be agreed and implemented
9. Recommendations of the arboricultural report to be implemented

(2) In the event the applicant fails to provide an executed Section 106 planning obligation to the satisfaction of the Professional Lead – Growth and Sustainable Planning by 10 April 2016 that the Professional Lead be delegated authority to proceed to determine the application and secure appropriate developer contributions by a combination of Section 106 planning obligation and the Council’s CIL charging schedule subject to the following conditions:

1. Time limit
2. Development in accordance with approved plans
3. Details of facing and roofing materials to be agreed
4. Access to be improved in accordance with requirements of the Highway Authority
5. Visibility splays to be provided in accordance with requirements of the Highway Authority
6. Parking and manoeuvring area to be provided
7. Archaeological investigation to be undertaken and findings discharged
8. Construction management plan to be agreed and implemented
9. Recommendations of the arboricultural report to be implemented

Item 5

Application Number: **4188/15**
Proposal: Hybrid application comprising: (a) Outline application for 52 dwellings including access and associated works (matters to be reserved layout, scale, appearance and landscaping) (b) Full planning application for a proposed new training facility, workshop and parking area
Site Location: **CREETING ST MARY** – J Breheny Contractors Ltd, Flordon Road IP6 8NH
Applicant: Mr T Stiff

It was noted that the date in Recommendation 3 should be amended to read 8 April 2016 and that an additional condition was to be included in Recommendation 3: ‘To secure the provision of and adoption of public footpath’.

Nick Hardingham, speaking for the Parish Council advised the Committee that a public meeting held to discuss the application had been very well attended with much concern being expressed regarding the scale of the development and its impact on the village. The development was not sustainable as there were inadequate facilities locally to cope with the increase in residents; the local school and that in Needham Market were full as was the doctor’s surgery. Flordon Road was narrow, as was the footpath which was also on a blind bend and there would be safety issues for both vehicles and pedestrians. The proposal was for urban style development on an isolated site with poor connectivity and was not appropriate for the location. There was also inadequate parking provided. There had not been any community engagement in any pre-application discussions.

Trevor Stiff, the applicant, began by giving the Committee a brief history of the site and company. He advised that due to the recession the company expanded its

boundaries and as such, the site was no longer logistically sensible. During the recession the company had not been able to take on youngsters for training but it was now able to do so but current laws did not allow under 18 year olds to be trained on the job. The company had therefore decided to build a facility to enable young people to be brought into the business and provided with the training to give them the necessary skills and allow the company to provide further employment for local people.

Councillor Suzi Morley, Ward Member, stated that although this was a large application for the village of 52 dwellings, it did include 18 affordable houses and open space provision, which would contribute to the wider housing needs of the District. The developers had made themselves available at a public meeting and site visit. She advised that she felt that all objections regarding Highways and pedestrian safety had been addressed and concerns had been satisfied. She concluded by stating that she concurred with the Officers recommendation.

Members commended the applicant on building a centre that would be used to train young people in the area, and during the debate that followed they considered matters including:

- HGV movements on Flordon Road
- The proposed footpath
- Noise impact
- Use of the training facility by other organisations.

Having considered all the representations Members generally felt that the proposal was sustainable, with the footpath link, and would not have a detrimental effect on the characteristics of the village. Large lorry movements were reduced as equipment was now kept at a site in the West Midlands and the noise issue was resolved by the bund topped with acoustic fencing. Members requested that the condition for the training centre to be used only by Breheny Contractors was changed so that other local organisations could also use the facility.

By 6 votes to 2 with 2 abstentions

Decision – Subject to no new material planning considerations being raised:

(1) That the Professional Lead – Growth and Sustainable Planning be authorised to secure a planning obligation under Section 106 of the Town and Country Planning Act 1990 to provide:

- On site affordable housing (35%)
- Provision of public open space and play equipment and management
- Contributions to education, libraries, public rights of way, health and waste

(2) That, subject to the completion of the Planning Obligation in Resolution (1) above to the satisfaction of the Professional Lead – Growth and Sustainable Planning be authorised to grant outline planning permission and full planning permission:

Full Planning Permission

- Time limit
- Approved plans
- Details of materials
- Training centre use
- Parking and turning area to be provided before first use of either the training or workshop buildings
- Details of hard and soft landscaping and implementation
- Details of preventing surface water discharging on to the highway
- Hours of operation 07:30 to 18:00 (Monday to Friday); 08:00 to 18:00 (Saturdays); and no working on Sundays or Bank Holidays
- Details of external lighting
- Tree protection measures
- Provision and adoption of public footpath

Outline Planning Permission

- Standard time limit
- Reserved matters
- Approved plans
- Phasing of development to be agreed in writing by the LPA
- Concurrent with the submission of reserved matters – surface water management strategy
- Concurrent with the submission of reserved matters – an Arboricultural Impact Assessment
- Details of materials to be agreed by the LPA
- Concurrent with the submission of reserved matters application details of the new footway and kerbing shall be submitted to and approved in writing by the LPA. The approved details to be laid out, constructed and functional available for use prior to occupation of the first dwelling
- Concurrent with the submission of reserved matters – details of the estate road, any other roads and parking and turning areas
- Details showing means to prevent discharge surface water from the development on to the highway
- Details of fire hydrants to be installed within the development
- Details of hedgehog friendly fencing
- Timings of work – wildlife mitigation
- Details of lighting scheme (wildlife mitigation)
- Mitigation measures identified in Mill House Ecology Report to be implemented in full
- A strategy for investigating land contamination, details of any remedial works required and those required to be implemented in full
- Details of surface water drainage
- Details of a foul water strategy
- Removal of permitted development rights (extensions and outbuildings)
- Concurrent with the submission of reserved matters – details of the attenuation bund and acoustic barrier
- Any first floor bedrooms on the northern and eastern boundary of the site facing the A14 to have acoustic double glazing with a minimum weighted sound reduction index of 35 dB Rw + Ctr or better
- Details of passive ventilation to any first floor bedrooms for dwellings in the eastern and northern parts of the site
- Details of boundary treatments

- Details of waste bins and garden composting bin storage
- Tree protection including method statement and monitoring schedule
- Hard and soft landscaping scheme and implementation
- Levels
- External lighting
- Concurrent with the submission of reserved matters – details of the play equipment to be provided on the open space

(3) In the event that the applicant fails to provide an executed Section 106 planning obligation on terms to the satisfaction of the Professional Lead – Growth and Sustainable Planning by 10 April 2016 that the Professional Lead be delegated authority to proceed to determine the application and secure appropriate developer contributions by a combination of Section 106 planning obligation (for on-site contributions and obligations) and the Council’s CIL charging schedule. To prevent duplication of developer contributions this is achieved by:

- a. Having regard to those matters which would have been planning obligations under Section 106 and which are details in the Council's CIL charging regulation 123 infrastructure list, to omit those from the requisite Section 106;
- b. To secure funding for those remaining infrastructure items removed from the Section 106 planning obligation under the CIL charging schedule; and
- c. To secure those matters which are not infrastructure items by the requisite Section 106

(4) That, subject to the completion of the Planning Obligation in Resolution (1) or CIL in Resolution (2) above to the satisfaction of the Professional Lead – Growth and Sustainable Planning, the Professional Lead be authorised to grant outline and full planning permission subject to the conditions listed in (2) above

(5) That in the event of the Planning Obligation and/or CIL regulation referred to in Resolution (1 and 2) or (3 and 4) above not being secured the Professional Lead – Growth and Sustainable Planning be authorised to refuse full planning permission for reason(s) including:

Inadequate provision of affordable housing, open space and/or infrastructure contrary to Policy CS6 of the Core Strategy 2008 and Altered Policy H4 without the requisite S106 obligation or CIL being in place

Item 6

Application Number: **3701/15**
 Proposal: Conversion of Kelly House to residential use, conversion of the Old Chapel to residential use, demolition of workshop adjoining the Old Chapel, demolition of free-standing workshop building and the erection of 7 no new houses
 Site Location: **THORNDON** – Kerrison Conference and Training Centre, Stoke Ash Road IP23 7JG
 Applicant: Winesham Ventures Ltd

The Case Officer clarified that as the flats had independent gardens that are accessible to the rear of the property, cycle storage was not a problem. The date in the Recommendations should read 8 April 2016, not 10 April 2016.

Marion Ravenhill, speaking for the Parish Council gave full support to the application. She praised the Developers for working with both the Parish Council and the Community, in order to provide a proposal that was suitable. She did comment that a report from the Water Company was required as no comments from them regarding this development had been received.

Roger Gilles, the Agent spoke to the Committee and advised that there had been a great deal of positive input and support from the local community and that all recommendations and comments received had been taken on board and addressed.

Members debated the Application and commented that it was positive to see community engagement on this level. It was agreed that this development would support existing services in the community, and as the site was currently dis-used the development would enhance the area. Members took into account the comments from the Parish Council regarding surface and foul water drainage and requested that this be added to the Recommendation as a condition.

By a unanimous vote.

Decision –

(1) Subject to the prior agreement of a Section 106 Planning Obligation on appropriate terms to the satisfaction of the Professional Lead – Growth and Sustainable Planning to secure:

- Affordable housing contribution of £68,587
- Education contribution – £73,086 primary contribution to Thorndon CEVP School; £73,420 secondary contribution and £19,907 sixth form contribution to Eye Hartismere School
- Estate management

(2) In the event that the applicant fails to provide an executed Section 106 planning obligation on terms to the satisfaction of the Professional Lead – Growth and Sustainable Planning by 10 April 2016 that the Professional Lead be delegated authority to proceed to determine the application and secure appropriate developer contributions by a combination of Section 106 planning obligation (for on-site contributions and obligations) and the Council's CIL charging schedule. To prevent duplication of developer contributions this is achieved by:

- (a) Having regard to those matters which would have been planning obligations under Section 106 and which are details in the Council's CIL charging regulation 123 infrastructure list, to omit those from the requisite Section 106;

- (b) To secure funding for those remaining infrastructure items removed from the Section 106 planning obligation under the CIL charging schedule; and
- (c) To secure those matters which are not infrastructure items by the requisite Section 106

(3) That, subject to the completion of the Planning Obligation in Resolution (1) or CIL in Resolution (2) above to the satisfaction of the Professional Lead – Growth and Sustainable Planning, the Professional Lead be authorised to grant full planning permission and full planning permission subject to conditions including:

- Standard time limit
- Approved plans
- Tree protection plan and method statement
- Assessment and mitigation of activities around retained trees
- Engineering and construction methods for any works required within Root Protection Areas
- Auditable system of arboricultural site monitoring
- Hard and soft landscaping scheme and implementation
- Demolition carried out prior to first occupation
- Land contamination
- Biodiversity enhancement measures
- Scheme for carrying capacity of pumping/high reach appliances
- Vehicular access surfaced prior to first occupation
- Details to show means to prevent discharge surface water from the development on to the highway
- Construction of carriageways and footways
- Provision of parking and manoeuvring areas
- Scheme for cycle parking and storage to be agreed
- Removal of permitted development rights Schedule 2 Part 1 Class A, B, C, D, E and G
- Construction management to include demolition management and construction working hours
- Provision of walls and fences prior to first occupation and subsequently retained
- Material details to include road surfaces
- Details of lighting columns and bollards
- Surface and foul water drainage to be agreed

(4) That in the event of the Planning Obligation and/or CIL regulation referred to in Resolution (1 and 2) or (3 and 4) above not being secured the Professional Lead – Growth and Sustainable Planning be authorised to refuse full planning permission for reason(s) including:

- Inadequate provision/contribution towards infrastructure and management contrary to policy CS6 of the Core Strategy 2008 without the requisite S106 obligation and/or CIL being in place

Item 7

Application Number: **0610/16**

Proposal: Change of use and conversion of redundant church to dwelling house with provision of parking and formation of new vehicular access

Site Location: **ELMSWELL** – Elmswell Methodist Church, School Road IP30 9EW

Applicant: Mr J Moore

The Case Officer drew Members attention to the tabled papers, and in particular comments from Councillor Sarah Mansel regarding investigating the location of where any graves might be, and appropriately managing this.

Peter Dow, speaking for the Parish Council advised the Committee that there were a range of objections for this development from the Parish Council, the village itself and other organisations. He advised that the building played an important role in the community of the village and would continue to do so in the future. There would be major growth in Elmswell in the future, and this building would be required to continue to support local amenities. The designation as an ACV showed the great support for the retention of the buildings for community use.

Jennifer Tooke-Marchant, an objector supported comments made by the Parish Council. She advised that the building was used by villagers and people from the surrounding area. Without the use of the building some of the groups that currently used it would cease. It was in a central location in the village making it easily accessible.

John Moore, the applicant, advised the Committee that the Methodist Church were keen that the community retained the site, but at a fair price to the Church, and for this reason planning permission had been sought. He advised that the site was still available for purchase. The proposal would not affect groups using the site, as there were numerous meeting rooms in the village. Although the NPPF sought the preservation of community facilities, e.g. shops, he did not believe this related to Churches, or that an ACV could be placed on a Church.

Councillor John Levantis, Ward Member, stated that the site contained both a hall and a chapel, and the site was well maintained and easily accessible. As the population of Elmswell was due to increase he felt that more community space was required to support this in the future. If the site was split and the Church converted to a dwelling this would make the remainder of the site unviable.

Councillor Sarah Mansel, Ward Member, commenting via email asked the Committee to refuse the application. She agreed with comments made by the Parish Council and reiterated that Elmswell was a thriving village that needed the community space offered by Wesley Hall. She commented that parking provided in the proposal was inadequate and would cause future issues. The Parish Council were trying to purchase the whole site and had plans for the future community use of the Church in perpetuity.

During the course of the debate Members commented on the roof lights on the proposal and agreed that these would be detrimental to the character of the historic building. It was requested that this reason be added to the reasons for refusal. Members remarked that a comprehensive case from the Parish Council had been presented, and it was felt that it was important to support the community in their endeavours to preserve a much valued building.

By a unanimous vote.

Decision – That Full Planning Permission be refused for the following reasons, subject to the receipt of any additional consultation response

The Methodist Church, together with the Wesley and Exchange Halls has been designated as an Asset of Community Value for which significant community support has been demonstrated. The loss of the church as a community facility would be harmful to the provision of community facilities in the area and adversely affect the vitality of the locality to the detriment of sustainable development with particular regard to the social role performed by those facilities. The conversion of the church to residential use would also be likely to prejudice the continuing viability and sustainable operation of the remaining halls with which it currently shares off street parking provision.

On that basis the proposal is contrary to paragraphs 7, 28 and 70 of the National Planning Policy Framework that seek to guard against the unnecessary loss of valued facilities and promotes the retention of such uses, and Policies FC1 and FC1.1 of the Core Strategy Focused Review which translates the guidance contained in the NPPF to local circumstances in seeking to deliver Sustainable Development

The introduction of roof lights on the west elevation would be detrimental to the character of the historic building contrary to policy HB1 of the Local Plan

Item 8

Application Number: **2982/15**
Proposal: Change of use from retirement home to 18 flats and one staff flat
Site Location: **WHITTON** – Whitton Park, Thurleston Lane IP1 6TJ
Applicant: Mr Cowell

Members were advised that the recommendation should be amended as follows:

- Recommendation 2 – Condition 5 – add ‘of first dwelling’
- Include Recommendation 3 as per the tabled paper

Alan Cowell, the applicant, advised that when he originally purchased the park in order to manage the Care Home he had always wanted to provide low cost housing for the community at some point in the future. The opportunity to do so had now arisen and the architect had designed a sympathetic scheme for 19 flats and the bank had agreed to fund the development. A footpath would be put in to provide pedestrian access and SCC Highways had agreed to widen the road to improve this for car users.

Councillor John Whitehead, Ward member, commenting by email said that he supported the application. He considered the proposal to be in a sustainable location, albeit in the ‘countryside’, and welcomed the reuse of the existing building. The plans and elevation showed an attractive development set in a pleasant rural setting which provided easy access to all local facilities close by in North Ipswich. It was crucial, however, that the highway improvements and footpath provision were implemented prior to occupation.

Members fully supported the proposal and a motion for approval was proposed and seconded, subject to an additional condition to remove permitted development rights.

By a unanimous vote

Decision – That authority be delegated to the Professional Lead – Growth and Sustainable Planning to grant planning permission subject to the prior completion of a Section 106 on terms to his satisfaction to secure the following heads of terms:

Financial contribution towards:

- Affordable housing (payable on occupation of fourth dwelling)
- Education
- Libraries
- Waste collection

Provision of new footway along Thurleston Lane to Whitton Park Lane prior to occupation

(2) And that such permission be subject to the conditions as set out below:

- Standard time limit
- List of approved documents
- Highways – improvements to access prior to any other works
- Highways – details of footpath to be agreed prior to commencement
- Highways – footpath to be completed prior to occupation of first dwelling
- Details of hard and soft landscaping
- Timescale for landscaping
- Details of surface water drainage to be agreed prior to commencement
- Arboricultural impact assessment to be submitted prior to any works to form parking spaces
- 'No dig' construction in root protection area of oak tree
- Removal of permitted development rights *

* **Note:** This was later confirmed as not necessary as flats do not have permitted development rights for outbuildings

(3) In the event that the applicant fails to provide an executed Section 106 planning obligation on terms to the satisfaction of the Professional Lead – Growth and Sustainable Planning by 8 April 2016 that the Professional Lead be delegated authority to proceed to determine the application and secure appropriate developer contributions by a combination of Section 106 planning obligation (for on-site contributions and obligations) and the Council's CIL charging schedule. To prevent duplication of developer contributions this is achieved by:

- (a) Having regard to those matters which would have been planning obligations under Section 106 and which are details in the Council's CIL charging regulation 123 infrastructure list, to omit those from the requisite Section 106;

- (b) To secure funding for those remaining infrastructure items removed from the Section 106 planning obligation under the CIL charging schedule; and
- (c) To secure those matters which are not infrastructure items by the requisite Section 106

.....
Chairman

DRAFT

MID SUFFOLK DISTRICT COUNCIL

DEVELOPMENT CONTROL COMMITTEE A

25th MAY 2016

SCHEDULE OF APPLICATIONS FOR DETERMINATION BY THE COMMITTEE

Item	Ref No.	Location And Proposal	Ward Member	Officer	Page No.
1.	3918/15	<p><u>Former Grampian Harris site, St Edmunds Drive, Elmswell:</u></p> <p>Application for approval of reserved matters pursuant to outline planning permission 0846/13 relating to Appearance, Landscaping, Layout & Scale for the development which includes the erection of 190 residential dwellings</p>	<p>Cllr S Mansel Cllr J Levantis</p>	RB	1-160
2.	1873/16	<p><u>10 Eastward Place, Stowmarket:</u></p> <p>Erection of two storey side extension.</p>	<p>Cllr B Humphreys Cllr D Muller Cllr G Green</p>	SS (RB presenting)	161-169

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MID SUFFOLK DISTRICT COUNCIL
DEVELOPMENT CONTROL COMMITTEE - 25 May 2016

AGENDA ITEM NO	1
APPLICATION NO	3918/15
PROPOSAL	Application for approval of reserved matters pursuant to outline planning permission 0846/13 relating to Appearance, Landscaping, Layout & Scale for the development which includes the erection of 190 residential dwellings
SITE LOCATION	Former Grampian Harris site, St Edmunds Drive, Elmswell IP30 9HF
SITE AREA (Ha)	6.64
APPLICANT	Taylor Wimpey East Anglia
RECEIVED	October 30, 2015
EXPIRY DATE	April 7, 2016

REASONS FOR REFERENCE TO COMMITTEE

The application is referred to committee for the following reason :

- (1) it is a "Major" application for:-
a residential development for 15 or over dwellings

PRE-APPLICATION ADVICE

1. Pre-application advice was sought prior to the submission of the application for Reserved Matters. In summary, the developer was advised to ensure a sufficient buffer to the countryside edges to the north and east boundary. The landscaping scheme should be informed by the Landscape Officer's response to the outline application. The footpath diversion should be safe and quiet, avoiding the main spine road and the footpath link to the industrial estate should have passive surveillance. The copper beech should be retained.

SITE AND SURROUNDINGS

2. The site measures 6.64 hectares and formed a derelict industrial site comprising a number of low level industrial buildings and six disused dwellings. The industrial units have been demolished and the site cleared.

The site is accessed from Station Road. A public footpath skirts around the site from Station Road to Hawk End Lane via a pedestrian crossing over the railway line. There are other public footpaths along the north boundary. The majority of the site has previously been built on, although

there are some significant trees, particularly on the edge of the site.

To the North and West of the site are agricultural fields. To the east of the site are residential dwellings fronting onto Station Road and to the South of the site are commercial buildings located on Station Road Industrial Estate.

The site is located within the settlement boundary although the existing sewerage pumping station is located outside of the settlement boundary.

HISTORY

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

- 0846/13 Outline planning application for demolition of all 17/03/2015 buildings on site (comprising redundant factory buildings in Use Class B2, settlement tanks and 6 Granted derelict residential properties) and erection of up to 190 residential dwellings and pumping station. Construction of a new access road to Station Road. (Appearance, landscaping, layout and scale to be the subject of a future reserved matters application)
- 3489/12 EIA Screening Opinion- re-development of the existing 07/12/2012 residential and industrial site for a residential development of up to 190 dwellings on an area of 6.62 EIA not hectares. required

PROPOSAL

4. The application seeks approval of the reserved matters associated with outline planning permission 0846/13. The outline planning application granted permission for demolition of all the buildings on site comprising redundant factory buildings in Use Class B2, settlement tanks and 6 derelict residential properties, and erection of up to 190 residential dwellings and pumping station. The application was subject to detailed viability review and a Section 106 obligation having regard to that.

The proposal included construction of a new access road to Station Road. Appearance, landscaping, layout and scale are the Reserved Matters to be considered by this application.

The proposal is for 190 dwellings providing a variety of dwelling types, sizes and tenures. This is approximately 29 dwellings per hectare. 169 private dwellings are proposed ranging from 2-5 bedrooms with a mix of bungalows, detached, semi-detached and terrace properties. 21 Affordable Units (11% as agreed in the Outline Application) are proposed with a mix of terrace and bungalow properties ranging from 1-3 bedroom

properties.

The dwellings' designs are informed by a character analysis of Elmswell. The dwellings are divided into character areas to provide visual variety and legibility. The scheme was amended to strengthen these character areas. Most notable was the relocation of the primary green space to improve the appearance of a village green.

The proposal incorporates a primary road with a tree lined avenue and grass verge. The primary route forks to the south-east corner providing a secondary road incorporating the footpath diversion leading to the railway crossing, pumping station and footway connection to the adjacent industrial estate. A number of shared surface streets link the two roads. All properties front on the street with properties on the west boundary facing out across the agricultural field.

Each property has approximately 2.5 parking spaces per property with 475 spaces in-total. The garages have internal parking spaces of 3m x7m and parking spaces are 2.5m x 5m.

- 1 bed house- 1 parking space
- 2 bed house- 1.5 parking spaces or 2 parking spaces within curtilage
- 3 bed house- 2 parking spaces
- 4+ bed house- 3 parking spaces

Parking is a mix of rear parking courts, on-street parking, private driveways and detached garages. Landscaping has been included to break up the parking areas.

There is a variety of rear gardens size from 36sqm for the 1 bedroom properties ranging to 165sqm for the family homes.

The primary open space has been positioned to retain the existing beech tree and to provide a junior play area. This is located to the east of the site overlooked by properties on all sides.

All trees identified as B-category tree are retained and will form part of the public open space to be managed by a management company or Mid Suffolk District Council as required by the signed Section 106 agreement associated with the Outline Application.

POLICY

5. Planning Policy Guidance

See Appendix below.

CONSULTATIONS

6. **Elmswell Parish Council:** Elmswell Parish Council object to the proposal due to the low proportion of Affordable Housing, concerns expressed by The Environment Agency, SCC Floods and Environmental Health Officer (noise). There is also no Travel Plan submitted.

Wetherden Parish Council: Wetherden Parish Council object to the proposal due to increase in traffic generated by 190 new homes and impact on infrastructure.

Great Ashfield Parish Council: Great Ashfield Parish Council object to the proposal due to the increase in traffic congestion in the vicinity.

Tree Officer: The tree officer has no objection as there appears to be little conflict between the development and any significant trees and hedges on site.

Environmental Health- Land Contamination: The Environmental Management Officer has no objection to the application.

Natural England: Natural England has no objection. The proposal will not damage or destroy the interest features for which Norton Wood has been notified.

Environment Agency: The Environment Agency will not be providing detailed site specific advice or comments regarding land contamination for this site. The developer should continue to address risks to controlled waters from contamination at the site following the requirements of the National Planning Policy Framework.

Anglian Water: Anglian Water have no comments to make on the application.

Highways England: Highways England offers no objection.

Network Rail: Network Rail provide comments and requirements for the safe operation and protection of Network Rail's adjoining land. Most notable is the need for future maintenance to be conducted solely on the applicant's land, drainage, construction management, fencing, lighting and landscaping.

Environmental Health- Noise/Other: The Environmental Health Officer has no adverse comments regarding 'other' environmental health issues. The Environmental Health Officer supports the principle of mitigating adverse noise from adjacent industrial units at source and submitting a noise report to agree condition 10 of the Outline Planning Permission on this basis. There may be other alternative methods 'on site' such as a noise barrier at the site boundary.

Rights of Way: The Rights of Way Team advise that the proposed

footpath diversion does not accurately reflect what was agreed with the developer and County Council. At each of the four locations where the proposed diversion crosses the estate roads it was agreed dropped kerbs and tactile paving would be provided. These do not appear indicated on the plan. The Hawk End level crossing is to be delivered by way of the Section 106 agreement pertaining to the Outline Planning Permission.

Stowmarket Ramblers: The Stowmarket Ramblers have serious concerns with the footpath leading to the Hawk End Level Crossing. This is a potentially dangerous crossing. There is no firm alternative to this crossing. They will provide advice once the plans are known.

Highways Authority: The layout is acceptable in regards to Highways. There are concerns in relation to the large number of street trees which are proposed within highway verges. The space available is very restricted and it is unlikely that the trees could be accommodated as proposed. They will no doubt conflict with services and street lighting columns.

Landscape Officer: The Landscape Officer is confident that TW will manage some planting as specified and indicated by the detailed extracts. The Officer would have expected more space on the site boundaries to help absorb the impact on the scheme into the wider landscape and I think the scheme will appear fairly suburban in terms of design in the village context and in wider views.

***Officer note:** Please note that further details are to be submitted to meet the Landscape Officers recommendations. A verbal update will be provided at Committee and specific details secured under Condition 8 of the Outline Planning Permission.*

MSDC Heritage: The Heritage Team has no comments to make on this proposal.

SCC Archaeology: The Archaeological Officer advises that there was an archaeological condition on the Outline Planning Permission and an archaeological evaluation has been undertaken. There is no need for further work required or need for further archeology conditions.

Historic England: Historic England does not consider that it is necessary for this application to be notified to Historic England.

UK Power Networks: UK Power Networks objects to the application as made. UK Power Networks enjoy access and cable rights that cross the former Grampian Harris site for the benefit of their Primary Electricity Substation adjacent to the site. The proposal would infringe their rights with the proposed construction of dwellings on land subject to the easement.

Waste Services: The Waste Services team raises concern regarding the

shared roadway on the west boundary might be too narrow for dustcart to access should there be cars parking in front of the properties. There are also soft verges in-front of most properties. We would prefer these be hard standing rather than grassed as these areas might have to be driven-over should cars be parked awkwardly preventing access to collect bins.

SCC Infrastructure Officer: The Outline Planning Permission has a S106A dated 17 March 2015 which contains a number of obligations in favour of the County Council. The reserved matters application will need to be linked with the existing S106A.

SCC Floods: SCC Floods confirm that they will continue to work with Taylor Wimpey on the detailed drainage design to reduce the outflows as much as practicable and this is secured through Condition 7 of the Outline Planning Permission.

Currently the proposed discharge rate is 214l/s this considered as a potential risk to downstream flooding thus at the detailed design stage the applicant has agreed with SCC Floods that they will aim to reduce these flows, where practical, to 50l/s in the 1yr event , 100l/s in the 30yr and 150 l/s in the 100yr+CC.

Strategic Housing: Strategic Housing agree the housing mix.

Great Ashfield Parish Council: Great Ashfield Parish Council object for the same reason outlined above.

LOCAL AND THIRD PARTY REPRESENTATIONS

7. This is a summary of the representations received:
- Increase in traffic and congestion
 - Primary School will be over-subscribed.
 - The local shops may not be able to cope with the additional demand. Parking queues and unavailable items already an issue.
 - Impact on Woolpit GP Surgery
 - Over-expansion of the village
 - Outgrown 'The Backbourne' (Community Centre) once. Add more demand on the facility and that will impact once again.
 - Further infrastructure needed
 - Increase in traffic congestion at level crossing
 - Need for relief road to provide access to A14 without going through the village.
 - Concern over route of diverted footpath. Simplest route would be to re-instate the former path. Therefore this would run between the rear properties of Station Road and the proposed development.
 - Introduce sensitive development within an industrial area. This will prejudice and or restrict M&J Seafood's operation.
 - Lack of detail in the Noise Assessment submitted with the Outline

- Application and no details of mitigation of noise or odour impact.
- Recommend including condition requiring steps to minimise the impact of odour and noise from adjoining users.

ASSESSMENT

8. • **Background information**

Outline Planning Permission was granted under application 0846/13 for up to 190 residential dwellings. A copy of the decision notice is included within the Committee Bundle. Conditions 4 and 5 (Archaeology), Condition 16 (Biodiversity Mitigation Measures) and Condition 18 (Construction Management Plan) were agreed in April and May 2015.

The Outline Planning Permission identified the sensitive viability of the scheme with the need to provide contributions towards road improvements, a footbridge to the Hawk End Lane level crossing, contributions towards upgrading broadband to Station Road Industrial Estate and fibre broadband for the residential dwellings. 11% affordable housing and infrastructure contributions were secured through the Section 106 Agreement.

This application seeks agreement for the Reserved Matters set out in Condition 1 of the Outline Planning Permission. Consequently the matters to be considered are the scale, layout, appearance and landscaping. Other conditions on the Outline Planning Permission will be discharged as described in the report.

• **Policy Background**

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).

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*".

• Scale

The Outline Planning Permission granted development of up to 190 dwellings. This equates to a density of approximately 29 dwellings per hectare. This is considered an appropriate level under Policy CS9 of the Core Strategy given the character and appearance of Elmswell.

The proposed dwellings are of various sizes ranging from bungalows to three storey and a mix of detached, semi-detached and terrace properties. The mix is comparable with recent development in the locality.

The scheme provides a mix of tenure with private market, social rented

and shared ownership. The types comply with the agreed provision under the Outline Planning Permission. The 169 Market Housing comprises:

- Three 2 bed bungalows
- Twenty-two 2 bed houses
- Sixty 3 bed houses
- Sixty-five 4 bedroom houses
- Nineteen 5 bedroom houses

The 21 affordable units comprise:

- Eight 1 bed houses
- One 2 bed bungalow
- Eight 2 bed houses
- Four 3 bed houses

The mix of property types and size will complement and enhance the available housing in Elmswell and the Mid Suffolk District. As such the scale proposed is deemed to accord with the Core Principles of the NPPF (paragraph 17) that development should meet the housing need for an area.

The development is also considered to accord with paragraph 50 by delivering a wide choice of high quality homes and a mix of housing based on current and future demographic trends, market trends and the needs of different groups in the community. The proposal also accords with Policy CS9 of the Core Strategy and Policy H14 of the Mid Suffolk Local Plan 1998 where development should provide a range of house types.

• **Appearance**

The proposed development follows on from the principles established by the outline approval. The result is a design and architectural response, which responds to the context of the site and the character of the residential developments surrounding the site. The existing housing nearby the site is generally of a traditional character, using traditional forms and materials. These positive characteristics have been taken forward into the proposed development so that the development harmonises with the wider area.

The development has been designed to provide Character Areas to improve the legibility of the development (ability to way-find). It also strengthens the visual variety and enhances the character of the development.

The Character Areas have been designed from the local vernacular following a Character Assessment. The Character Areas comprise variations in plot layouts, landscape, elevation treatments, heights and materials. This draws from the design, scale, and materials of dwellings

in Elmswell. The Character Areas will ensure the positive local identity is reinforced.

The proposal incorporates focal buildings to accentuate the overall character but also to create visual richness. The types of dwellings have been evenly distributed so differentiation between tenure is not easily detected and accommodation size is not grouped but dispersed across the site.

Subsequently the scheme enhances and maintains the local distinctiveness of the area as required by Policies FC1 and FC1.1 of the Core Strategy Focused Review and CS5 of the Core Strategy.

The scheme further will add to the quality of the area, respond to local character, and create a visually attractive area with inclusive design as to accord with paragraph 57 and 58 of the NPPF.

• Layout

The Design and Access Statement submitted with the application draws from the masterplan by having a linear lane, village green, linking pedestrian routes and visual links with the countryside.

The linear lane concept is included in the primary and secondary route through the development to have a lane characteristic and be linear in form. Buildings face onto the street to create active frontages, a good sense of enclosure and pleasurable internal views. This responds to street types in the locality and creates well defined streets. This development provides for a primary and secondary route with linked shared streets. This denotes a clear street hierarchy and provides for a permeable (accessible) site with visual interest.

The street hierarchy, ambling highway alignment, changes in road surfaces and strong building line will encourage drivers to reduce speeds. This encourages streets for all rather than dominated by vehicles.

The village green is at the heart of the development. This is located along the primary vehicular route reflecting spatial sequence elsewhere in the village such as the green between School Lane and Little Green. The green was re-positioned in order to strengthen this Character Area and also give a clear focal point when entering the site.

The development reflects the masterplan by providing a footpath diversion through the site. This will be through the village green and along the secondary route along the southern boundary. The route provides for dropped kerbs as required by Public Rights of Way. The route therefore would be street lit, over-looked by the properties (natural surveillance) and more direct than the existing enclosed footpath. This improves the perceptions of safety, conspicuousness (legible route), and convenience.

The pedestrian activity would also add to the overall conviviality of the development.

It was recommended by a resident that the scheme retain the existing public right of way. This is not considered a suitable arrangement. The footpath would be sandwiched between fences, houses and industrial units with no clear sight-line and no natural surveillance. It would also be unlit. This is not considered a safe or direct option for the footpath.

The footpath as shown on the layout leads to the existing level crossing at Hawk End Lane. It is recognised that this development would increase the use of this crossing and impact on the safety of the crossing. The Outline Planning Permission seeks to resolve the risk through a pre-commencement condition to provide a strategy to mitigate the risk to pedestrians from the development from crossing the railway. A strategy was submitted by the previous developer but this did not provide sufficient information.

A further Mitigation Risk Strategy is being prepared in order to comply with Condition 17 of the Outline Planning Permission. The layout allows for all possible options to mitigate the risk (such as a footbridge or closure of the crossing and diversion). The agreement of the strategy under Condition 17 is not deemed to compromise the layout.

The site is further integrated with the surrounding area by providing a footway link to the Industrial Estate and footways along the new road leading to Station Road. An easement area is also provided to accommodate access by UK Power Networks to their substation.

The access to the development has also been designed to accommodate a future link road extension to serve a bypass. The primary route through also allows for future link to adjacent land to the west should this site come forward for development in the future. The development is therefore connected, permeable and integrated with the surrounding area and potential future developments in Elmswell.

Finally the Masterplan sought to create views over the countryside. The properties along the western boundary (Countryside Edge) allows for views out across the countryside. Additional wider views of the Copper Beech are secured from the north.

The layout embraces the key elements of 'Secured by Design' such as well-defined spaces both public and private, natural surveillance of all areas of the development from dwellings especially the open areas (particularly the play facilities) and public right of way. The layout follows urban design principles, providing for a perimeter block structure with strong building lines ensuring that the buildings frame the street and create an inviting environment.

This is emphasised with the parking spaces located mainly between

dwellings. One character area (core housing) provides on-street parking which is broken with street trees. Other areas provide parking mews which are over-looked by surrounding properties.

Concern has been raised by Waste Services that the shared street serving plots 66-74 and 128-132 (western edge of the site) may be too narrow for a dustcart should cars be parked on the road. The development has designated parking spaces and garages to avoid on-street parking. This provision is to the up-to-date SCC standard which was intended to learn lessons from previous developments of resident's parking behaviour. With considerate behaviour by future residents it is considered the scheme is appropriate. This can be protected by removing conversions of garages to this plots.

Subsequently the layout is deemed appropriate for accessibility and to avoid on-street parking. The grassed frontages and shared surfacing also act as a deterrent to on street parking. Providing hard surfacing to the front of properties will most likely lead to on-street parking.

The layout also allows for suitable back-to-back distances between the proposed and existing properties. It is designed to avoid harmful impacts on privacy, overshadowing and over-bearing development to existing neighbours and future occupiers of the site.

There are dwellings positioned with the rear gardens backing on to the industrial units. These are a minimum of 10m from boundary edge. The Outline Planning Permission include an Acoustic Report that concludes that noise sources from trains travelling along the railway, motor vehicles in Station Road and equipment at premises on the nearby trading estate will have an impact on any dwellings in close proximity to them. It is the intention of the developer to mitigate against noise from the source by installing noise enclosures. Should at-source mitigation not be secured (given one M&J Seafood object to the scheme).

The Environmental Health Officer confirms that alternative measures (such as a high wall) are feasible. The provision of a high wall is deemed to be a marginal improvement to the outlook of the rear and flank elevations of the Industrial Units. Acceptable measures will be secured under Condition 10 of the Outline Planning Permission. It is not considered that the agreement of this condition will compromise the proposed layout.

A new objection has been received in regards to the impact of smell from the adjacent industrial units (M&J Seafood). M&J Seafood is positioned with its rear elevation facing plots 46-54. The position of the proposed development in relation to industrial units was considered under the Outline Application. The Environmental Health Officer has not raised concerns regarding other matters such as smell/odour under this application. The smell is not considered to be significant as to create a potential statutory nuisance. As such the scheme is not considered to

give rise between conflict between the existing industrial units and the new development as to accord with Policies E4 and H17 of the Mid Suffolk Local Plan and paragraph 123 of the NPPF.

The layout accords with paragraph 58, 69 and 70 of the NPPF, CS5 of the Core Strategy and policies SB2 and GP1 of the Mid Suffolk Local Plan. The layout will provide a development which functions well and establishes a strong sense of place. The layout provides for a safe and accessible environment with clear and legible pedestrian routes. It includes high quality open space suitably located to encourage the active and continual use. It is well integrated with the surrounding area as not to create a stand-alone development un-related to its context.

- **Landscape**

The site is located on the edge of the village with countryside to the north and west with the built environment to the south and east. The railway line also runs along part of the southern boundary.

Whilst the site has since been cleared it should be noted this is a brownfield site which accommodated a large food processing plant. The Grampian Harris Bacon Factory operated from the application site since 1911 and closed in 2006. A number of the buildings were in a significant state of disrepair had been subject to vandalism.

The re-development of the site provides the opportunity to enhance the rural outlook on the edge of the built environment. A Landscape Strategy has been submitted with the applications along with a Landscape Masterplan.

The countryside boundaries (north and west) will be strengthened with hedgerow and tree planting. The Landscape Officer is concerned that the northern and western boundary with a 1m deep hedgerow is insufficient.

Discussions are ongoing to provide additional tree planting to this boundary. The concept is to draw from the Suffolk Landscape with boundary trees present in the hedges creating views of small clusters of trees and houses on the horizon. As stated by Suffolk County Council Countryside and Environment Service the visual experience of plateau claylands *'is of open views that are only sometimes confined by hedges and trees. Slight changes in slope can have a profound effect on what and how much of the landscape can be seen and in the small valleys it is possible to find quite confined landscapes with intimate views. However the lasting impression is generally the wide, open views of arable land with small clusters of trees and houses on the horizon'*. The additional tree planting would reinforce the visual experience of the Suffolk Landscape. It will also maintain and increase the stock of hedgerow trees and will reinforce the historic pattern of sinuous field boundaries.

Along the southern edge the existing row of large Leyland Cypress are to

be removed and replaced. The Tree Officer has confirmed these trees are at the end of their useful life. To reduce them in height would likely lead to their deterioration. The replacement of these trees is acceptable and an appropriate species will be selected to provide screening for nearby properties but also comply with the requirements of network.

The existing Common Beech, Sycamore, Lime and Willow along the southern boundary (trees 33 to 37) are to be retained. The Leyland Cypress will be removed between these trees which will improve their future condition.

Existing properties along Station Road have reasonable planting within the rear gardens. The field maples and sycamore along this site boundary are to be retained. The majority of trees and hedgerow to be removed are of limited amenity quality and are affected by the buildings. Along the eastern boundary adjacent to the Industrial Units there will be additional planting with the rear gardens to soften the outlook of the industrial units.

Within the site the scheme provides a tree lined avenue along the primary route and street trees to break up the street parking and parking mews. Concern has been raised that this may not be feasible. The applicant has advised that a tree-lined avenue within this space is achievable. Additional details will be submitted to address the Landscape Officer's concerns. A verbal update will be provided at Committee.

Within the perimeter blocks additional planting will help soften the back-to-back views. The proposed dwellings also have small front gardens abutting the road. These elements form a green visual link through the development and aid with a spacious character suitable for a countryside edge.

The Open Space ('Village Green') has been positioned to create a focal point when entering the site and also add to the spacious character. The Open Space includes the retention of the existing Copper Beech and additional planting to create a sense of enclosure. The area will provide the Junior Outdoor Play Space.

The other open spaces to the entrance, pumping station and along the north boundary will include further feature tree to define the space and provide a focal point to the space. Furthermore these can create a comfortable outdoor space where the branch spread can create a ceiling effect.

The applicant has agreed to additional planting to the north and west boundary, further feature trees and additional details regarding the tree lined avenue to confirm the scheme is feasible. The Landscape Officer and the applicant's Landscape Consultant are liaising with each other to secure the additional detail. The discussions will involve SCC Floods and Highways. The outcome of the discussions will be provided as a verbal update and additional details presented to Committee.

The landscaping scheme with these additional details will provide a visually attractive development that will function well as to accord with Policy GP1 of the Mid Suffolk Local Plan, CS5 of the Core Strategy and paragraph 58 of the NPPF.

• **Other Matters**

Concern has been raised from SCC Floods regarding the surface water drainage. Surface Water drainage is proposed to discharge via a gravity system to a newly constructed attenuation basin to the north of the site. SCC Floods and the applicant have agreed reduced flow rates and the details of the drainage scheme and the flow rates can be secured through Condition 7 of the Outline Planning Permission.

There are a few Listed Buildings along Station Road. Due to the relationship between the development and these properties the proposal is not considered to cause harm the setting of this historical assets.

Conclusion

The combination of the appearance, layout, scale and landscaping create a development which functions well, provides a strong sense of place. It enhances and maintains the local character creating a safe and accessible environment. The development integrates well with the countryside edge drawing landscaping through the site and with the built-environment.

The scheme will meet the housing needs of the area and provides high quality public space with legible layout as to encourage activity and use of the public footpaths and open space. It will not give rise to significant adverse impact on health and quality of life. The proposal is therefore of good design and accords with; policy SB2, GP1, HB1, H13, H14, H15, H16, H17, E4, and T9 of the Mid Suffolk Local Plan, policy CS5 and CS9 of the Core Strategy, FC1 and FC1.1 of the Core Strategy Focused Review and paragraphs 32, 56-66 and 69, 70, 75 and 123 of the NPPF.

RECOMMENDATION

That authority be delegated to Professional Lead - Growth & Sustainable Planning Planning to approve the Reserved Matters (Appearance, Landscape, Scale and Layout) subject to the following conditions.

- Accord with Arboricultural Report
- Accord with Approved Plans and Documents (plans within the Bundle)
- Restrict garages and parking spaces to plots 66-77 and 126-132 to be used

solely for parking vehicles

Philip Isbell
Professional Lead - Growth & Sustainable Planning

Rebecca Biggs
Planning Officer

APPENDIX A - PLANNING POLICIES

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

Cor5 - CS5 Mid Suffolks Environment
Cor8 - CS8 Provision and Distribution of Housing
Cor9 - CS9 Density and Mix
CSFR-FC1 - PRESUMPTION IN FAVOUR OF SUSTAINABLE DEVELOPMENT
CSFR-FC1.1 - MID SUFFOLK APPROACH TO DELIVERING SUSTAINABLE DEVELOPMENT
CSFR-FC2 - PROVISION AND DISTRIBUTION OF HOUSING
CSFR-FC3 - SUPPLY OF EMPLOYMENT LAND

2. Mid Suffolk Local Plan

HB1 - PROTECTION OF HISTORIC BUILDINGS
H17 - KEEPING RESIDENTIAL DEVELOPMENT AWAY FROM POLLUTION
GP1 - DESIGN AND LAYOUT OF DEVELOPMENT
CL8 - PROTECTING WILDLIFE HABITATS
RT12 - FOOTPATHS AND BRIDLEWAYS
H14 - A RANGE OF HOUSE TYPES TO MEET DIFFERENT ACCOMMODATION NEEDS
H15 - DEVELOPMENT TO REFLECT LOCAL CHARACTERISTICS
H13 - DESIGN AND LAYOUT OF HOUSING DEVELOPMENT
E4 - PROTECTING EXISTING INDUSTRIAL/BUSINESS AREAS
T9 - PARKING STANDARDS
T10 - HIGHWAY CONSIDERATIONS IN DEVELOPMENT
RT1 - SPORTS AND RECREATION FACILITIES FOR LOCAL COMMUNITIES
RT4 - AMENITY OPEN SPACE AND PLAY AREAS WITHIN RESIDENTIAL DEV'T
RT11 - FACILITIES FOR INFORMAL COUNTRYSIDE RECREATION
H16 - PROTECTING EXISTING RESIDENTIAL AMENITY
H17 - KEEPING RESIDENTIAL DEVELOPMENT AWAY FROM POLLUTION
SB2 - DEVELOPMENT APPROPRIATE TO ITS SETTING

3 Planning Policy Statements, Circulars & Other policy

C0299 - CIRCULAR 02/99: ENVIRONMENTAL IMPACT ASSESSMENT
NPPF - National Planning Policy Framework

APPENDIX B - NEIGHBOUR REPRESENTATIONS

Letters of representation have been received from a total of **9** interested parties.

The following people **objected** to the application:

[REDACTED]

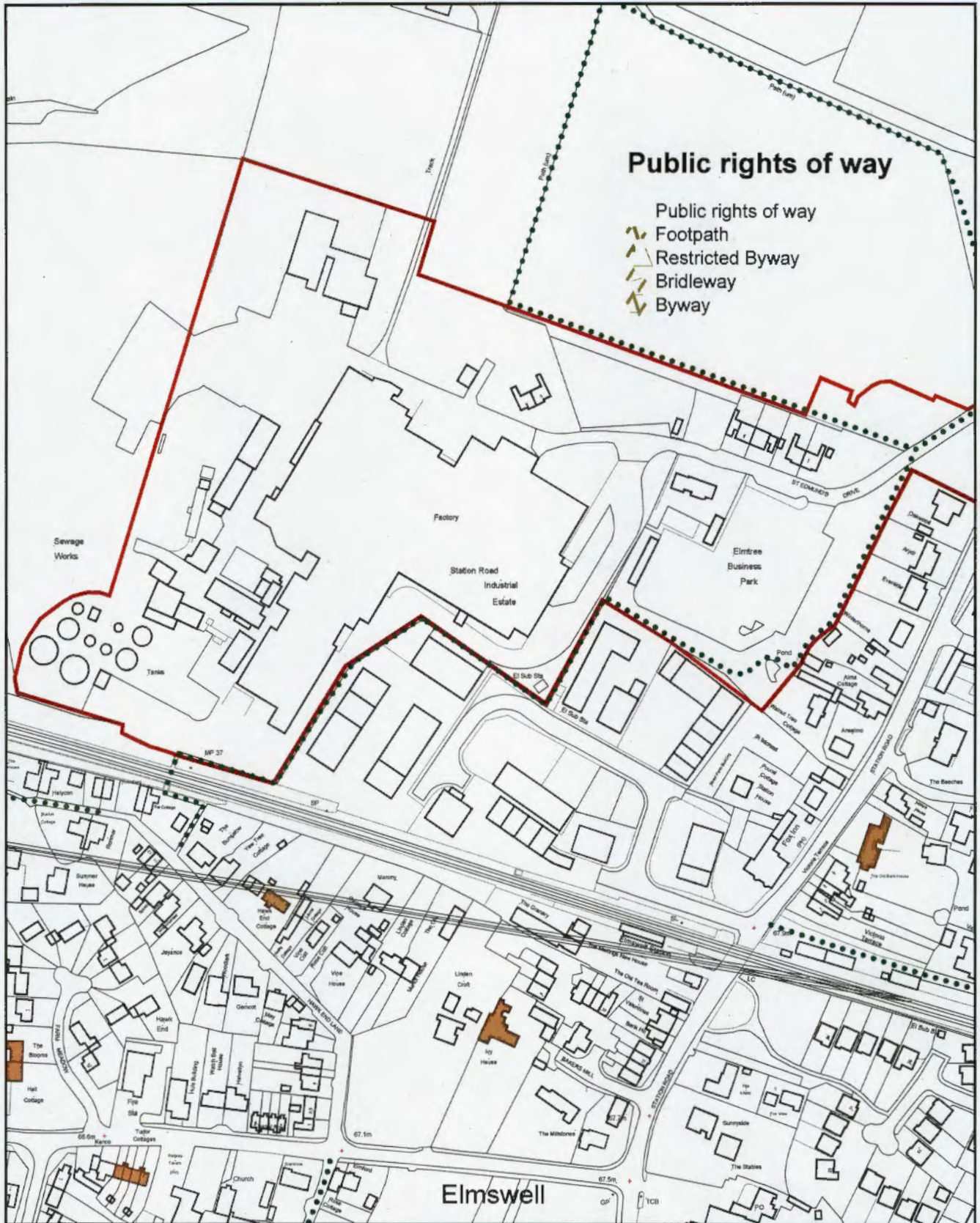
The following people **supported** the application:

[REDACTED]

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

[REDACTED]

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Title: Committee Constraints
Reference: 3918/15
Site: St Edmunds Drive
 Elmswell

Listed Buildings
 Listed Buildings



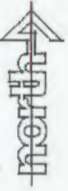
MID SUFFOLK DISTRICT COUNCIL
 131, High Street, Needham Market, IP6 8DL
 Telephone : 01449 724500
 email: customerservice@csduk.gov.uk
 www.midsuffolk.gov.uk



SCALE 1:2500

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DIMOTES EXTENT OF APPLICATION SITE



Page 40

19

Planning Control Received

30 OCT 2015

Author/Designer
Drawn
Scale To: 26

Rev.	Description	Int.	Date
------	-------------	------	------

Site Name: Station Road, Elmwell

Drawing Title: Site Location Plan

Taylor Wimpey Taylor Wimpey East Anglia
 Castle House, Kempson Way, Bury St Edmunds, Suffolk, IP22 7AR
 Tel: 01284 773600 Web www.taylorwimpey.co.uk

Scale: 1:1250 @ A2	Date: OCT 15	Dig No: 20819/SLP/01	Rev: -
Drawn by: DA	Checked by: SL		

NO. OF UNITS	DESCRIPTION	TOTAL NO. OF UNITS
33	2 BED HOUSE	33
26	3 BED HOUSE	26
10	4 BED HOUSE	10
4	5 BED HOUSE	4
3	6 BED HOUSE	3
4	7 BED HOUSE	4
11	8 BED HOUSE	11
13	9 BED HOUSE	13
12	10 BED HOUSE	12
13	11 BED HOUSE	13
18	12 BED HOUSE	18
19	13 BED HOUSE	19
2	14 BED HOUSE	2
1	15 BED HOUSE	1
1	16 BED HOUSE	1
188	TOTAL	188

NO. OF UNITS	DESCRIPTION	TOTAL NO. OF UNITS
8	3 BED HOUSE	8
1	2 BED BUNGALOW	1
8	2 BED HOUSE	8
3	3 BED HOUSE	3
1	4 BED HOUSE	1
21	TOTAL	21

TOTAL NO. OF DWELLING UNITS	NO. OF UNITS	PERCENTAGE
188	188	100%

LEGENDS:

- DENOTES EXISTING OF APPR. SUBJECT TO THIS APPLICATION
- ▨ DENOTES PROPOSED ACCESSIBLE
- ▩ DENOTES MODEL TYPE DETACHED
- ▧ DENOTES ALLOCATED PARKING SPACE
- ▦ DENOTES WALKWAY/PARKING SPACE
- ▥ DENOTES UNALLOCATED CANAL SPACE
- ▤ DENOTES UNALLOCATED CANAL SPACE (CONDUIT TO BE COMPLETED)
- ▣ DENOTES WASTE COLLECTION POINT
- ▢ DENOTES ACCESS POINT
- DENOTES OVERPASS, BRIDGE, TUNNEL, OVERPASS SECTION
- DENOTES POOL, RECREATION
- ▀ DENOTES POOL/MOUNTAIN TOP

BOUNDARY TREATMENT LEGENDS:

- ▬ DENOTES 1/4" RAILROAD TRACKS
- ▬ DENOTES 3" RAILROAD TRACKS
- ▬ DENOTES 6" RAILROAD TRACKS
- ▬ DENOTES 12" RAILROAD TRACKS
- ▬ DENOTES 18" RAILROAD TRACKS
- ▬ DENOTES 24" RAILROAD TRACKS
- ▬ DENOTES 30" RAILROAD TRACKS
- ▬ DENOTES 36" RAILROAD TRACKS
- ▬ DENOTES 42" RAILROAD TRACKS
- ▬ DENOTES 48" RAILROAD TRACKS
- ▬ DENOTES 54" RAILROAD TRACKS
- ▬ DENOTES 60" RAILROAD TRACKS
- ▬ DENOTES 66" RAILROAD TRACKS
- ▬ DENOTES 72" RAILROAD TRACKS
- ▬ DENOTES 78" RAILROAD TRACKS
- ▬ DENOTES 84" RAILROAD TRACKS
- ▬ DENOTES 90" RAILROAD TRACKS
- ▬ DENOTES 96" RAILROAD TRACKS
- ▬ DENOTES 102" RAILROAD TRACKS
- ▬ DENOTES 108" RAILROAD TRACKS
- ▬ DENOTES 114" RAILROAD TRACKS
- ▬ DENOTES 120" RAILROAD TRACKS
- ▬ DENOTES 126" RAILROAD TRACKS
- ▬ DENOTES 132" RAILROAD TRACKS
- ▬ DENOTES 138" RAILROAD TRACKS
- ▬ DENOTES 144" RAILROAD TRACKS
- ▬ DENOTES 150" RAILROAD TRACKS
- ▬ DENOTES 156" RAILROAD TRACKS
- ▬ DENOTES 162" RAILROAD TRACKS
- ▬ DENOTES 168" RAILROAD TRACKS
- ▬ DENOTES 174" RAILROAD TRACKS
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- ▬ DENOTES 186" RAILROAD TRACKS
- ▬ DENOTES 192" RAILROAD TRACKS
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- ▬ DENOTES 228" RAILROAD TRACKS
- ▬ DENOTES 234" RAILROAD TRACKS
- ▬ DENOTES 240" RAILROAD TRACKS
- ▬ DENOTES 246" RAILROAD TRACKS
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- ▬ DENOTES 258" RAILROAD TRACKS
- ▬ DENOTES 264" RAILROAD TRACKS
- ▬ DENOTES 270" RAILROAD TRACKS
- ▬ DENOTES 276" RAILROAD TRACKS
- ▬ DENOTES 282" RAILROAD TRACKS
- ▬ DENOTES 288" RAILROAD TRACKS
- ▬ DENOTES 294" RAILROAD TRACKS
- ▬ DENOTES 300" RAILROAD TRACKS

HARD & SOFT SURFACING:

- ▭ DENOTES ASPHALT
- ▭ DENOTES CONCRETE
- ▭ DENOTES INTERLOCKING BRICK
- ▭ DENOTES GRANITE
- ▭ DENOTES CEMENT
- ▭ DENOTES SAND
- ▭ DENOTES GRAVEL
- ▭ DENOTES SLIP RESISTANT
- ▭ DENOTES RUBBER
- ▭ DENOTES WOOD
- ▭ DENOTES STONE
- ▭ DENOTES METAL
- ▭ DENOTES GLASS
- ▭ DENOTES PAPER
- ▭ DENOTES FABRIC
- ▭ DENOTES LEATHER
- ▭ DENOTES RUBBER MAT
- ▭ DENOTES MAT
- ▭ DENOTES CARPET
- ▭ DENOTES TILES
- ▭ DENOTES MARBLE
- ▭ DENOTES GRANITE
- ▭ DENOTES SLATE
- ▭ DENOTES QUARTZ
- ▭ DENOTES CERAMIC
- ▭ DENOTES PORCELAIN
- ▭ DENOTES TRAVERTINE
- ▭ DENOTES SANDSTONE
- ▭ DENOTES LIMESTONE
- ▭ DENOTES GNEISS
- ▭ DENOTES SCHIST
- ▭ DENOTES SLATE
- ▭ DENOTES MARBLE
- ▭ DENOTES GRANITE
- ▭ DENOTES SLATE



No.	Description	Date	Drawn	Checked
1	PLANNING PERMISSION	14/03/04	[Signature]	[Signature]
2	REVISED PLAN FOR CONSENT	14/03/04	[Signature]	[Signature]
3	REVISED PLAN FOR CONSENT	14/03/04	[Signature]	[Signature]
4	REVISED PLAN FOR CONSENT	14/03/04	[Signature]	[Signature]

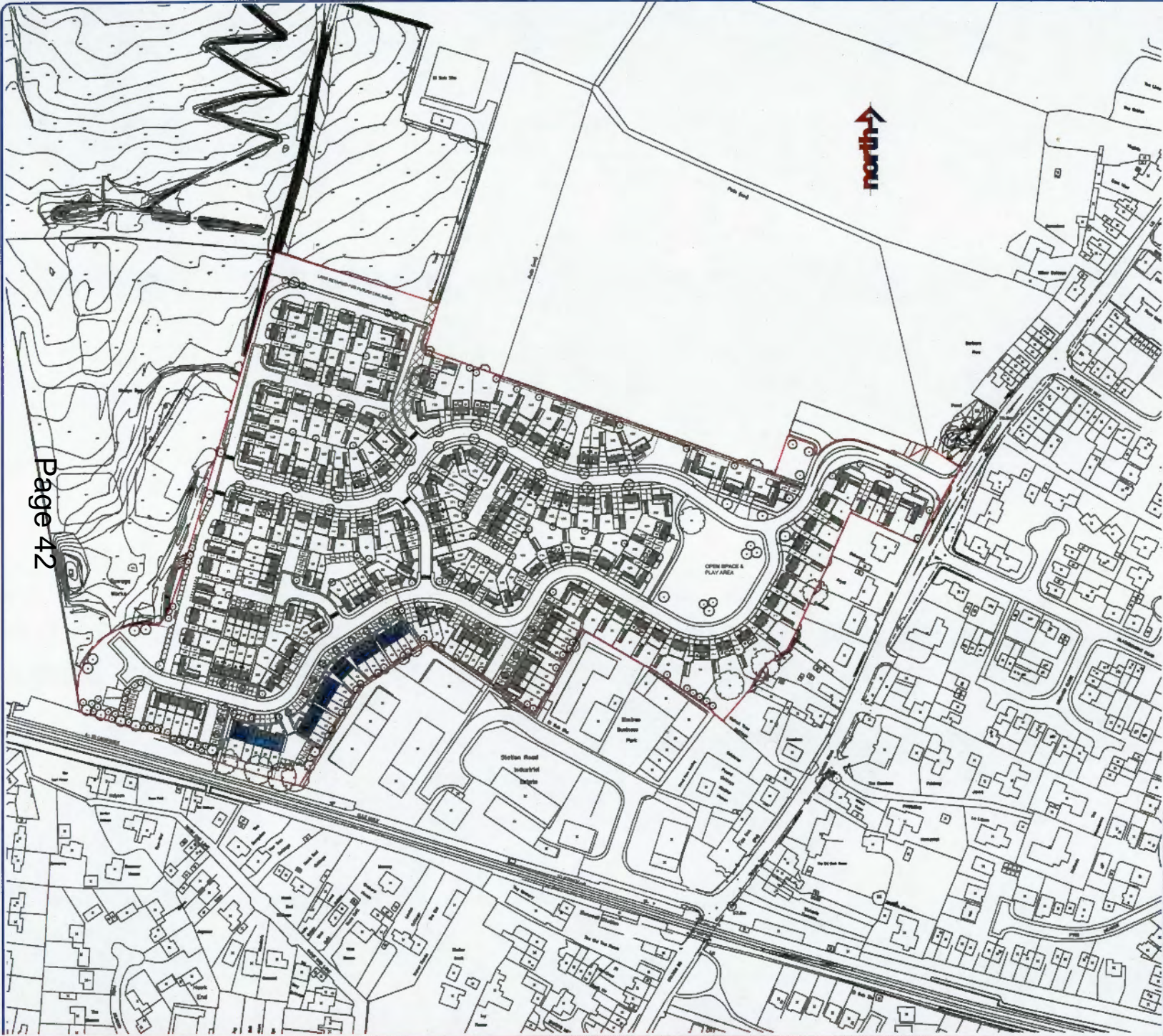
Station Road, Elmswell
 Planning Layout

Taylor Wimpey
 Taylor Wimpey East Angles
 The Gateway, Barn Road, Southwold, Suffolk, IP19 3JN
 Tel: 01473 771100 Email: sales@taylorwimpey.co.uk

Scale: 1:500
 Date: 14/03/04
 Drawing No: 20819/PL/01
 Rev: B


AFFORDABLE HOUSING LEGEND:

- DENOTES AFFORDABLE HOUSING DWELLINGS - (RENTED TENURE)
- DENOTES AFFORDABLE HOUSING DWELLINGS - (SHARED OWNERSHIP)



Page 42

21

A Updated in accordance with latest planning layout		CG	06.03.18
Rev.	Description	Inc.	Date
Site Name:	Station Road, Elmwell		
Drawing Title:	Affordable Housing Layout		
		Taylor Wimpey East Anglia Castle House, Kempton Way, Bury St Edmunds, Suffolk, IP32 7AR Telt: 01204 773800 Web: www.taylorwimpey.co.uk	
Scale:	1:1000 @ A1	Date:	Oct 18
Drawn by:	DA	Checked by:	SL
20819/AHL/01			Rev: A

PUBLIC FOOTPATH LEGEND:

- DENOTES SITE BOUNDARY
- DENOTES EXISTING PUBLIC FOOTPATH 11/12
- DENOTES PROPOSED DIVERSION OF PUBLIC FOOTPATH 11/12
- EXISTING PUBLIC FOOTPATH 01
- EXISTING PUBLIC FOOTPATH 02



1	DATE	11/12/12
2	BY	PLANNING
3	FOR	STATION ROAD, EINSWELL
4	PROJECT	PROPOSED PUBLIC FOOTPATH DIVERSION LAYOUT
5	SCALE	1:1000
6	DATE	11/12/12
7	BY	PLANNING
8	FOR	STATION ROAD, EINSWELL
9	PROJECT	PROPOSED PUBLIC FOOTPATH DIVERSION LAYOUT
10	SCALE	1:1000
11	DATE	11/12/12
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13	FOR	STATION ROAD, EINSWELL
14	PROJECT	PROPOSED PUBLIC FOOTPATH DIVERSION LAYOUT
15	SCALE	1:1000
16	DATE	11/12/12
17	BY	PLANNING
18	FOR	STATION ROAD, EINSWELL
19	PROJECT	PROPOSED PUBLIC FOOTPATH DIVERSION LAYOUT
20	SCALE	1:1000
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23	FOR	STATION ROAD, EINSWELL
24	PROJECT	PROPOSED PUBLIC FOOTPATH DIVERSION LAYOUT
25	SCALE	1:1000
26	DATE	11/12/12
27	BY	PLANNING
28	FOR	STATION ROAD, EINSWELL
29	PROJECT	PROPOSED PUBLIC FOOTPATH DIVERSION LAYOUT
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31	DATE	11/12/12
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33	FOR	STATION ROAD, EINSWELL
34	PROJECT	PROPOSED PUBLIC FOOTPATH DIVERSION LAYOUT
35	SCALE	1:1000
36	DATE	11/12/12
37	BY	PLANNING
38	FOR	STATION ROAD, EINSWELL
39	PROJECT	PROPOSED PUBLIC FOOTPATH DIVERSION LAYOUT
40	SCALE	1:1000
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42	BY	PLANNING
43	FOR	STATION ROAD, EINSWELL
44	PROJECT	PROPOSED PUBLIC FOOTPATH DIVERSION LAYOUT
45	SCALE	1:1000
46	DATE	11/12/12
47	BY	PLANNING
48	FOR	STATION ROAD, EINSWELL
49	PROJECT	PROPOSED PUBLIC FOOTPATH DIVERSION LAYOUT
50	SCALE	1:1000
51	DATE	11/12/12
52	BY	PLANNING
53	FOR	STATION ROAD, EINSWELL
54	PROJECT	PROPOSED PUBLIC FOOTPATH DIVERSION LAYOUT
55	SCALE	1:1000
56	DATE	11/12/12
57	BY	PLANNING
58	FOR	STATION ROAD, EINSWELL
59	PROJECT	PROPOSED PUBLIC FOOTPATH DIVERSION LAYOUT
60	SCALE	1:1000
61	DATE	11/12/12
62	BY	PLANNING
63	FOR	STATION ROAD, EINSWELL
64	PROJECT	PROPOSED PUBLIC FOOTPATH DIVERSION LAYOUT
65	SCALE	1:1000
66	DATE	11/12/12
67	BY	PLANNING
68	FOR	STATION ROAD, EINSWELL
69	PROJECT	PROPOSED PUBLIC FOOTPATH DIVERSION LAYOUT
70	SCALE	1:1000
71	DATE	11/12/12
72	BY	PLANNING
73	FOR	STATION ROAD, EINSWELL
74	PROJECT	PROPOSED PUBLIC FOOTPATH DIVERSION LAYOUT
75	SCALE	1:1000
76	DATE	11/12/12
77	BY	PLANNING
78	FOR	STATION ROAD, EINSWELL
79	PROJECT	PROPOSED PUBLIC FOOTPATH DIVERSION LAYOUT
80	SCALE	1:1000
81	DATE	11/12/12
82	BY	PLANNING
83	FOR	STATION ROAD, EINSWELL
84	PROJECT	PROPOSED PUBLIC FOOTPATH DIVERSION LAYOUT
85	SCALE	1:1000
86	DATE	11/12/12
87	BY	PLANNING
88	FOR	STATION ROAD, EINSWELL
89	PROJECT	PROPOSED PUBLIC FOOTPATH DIVERSION LAYOUT
90	SCALE	1:1000
91	DATE	11/12/12
92	BY	PLANNING
93	FOR	STATION ROAD, EINSWELL
94	PROJECT	PROPOSED PUBLIC FOOTPATH DIVERSION LAYOUT
95	SCALE	1:1000
96	DATE	11/12/12
97	BY	PLANNING
98	FOR	STATION ROAD, EINSWELL
99	PROJECT	PROPOSED PUBLIC FOOTPATH DIVERSION LAYOUT
100	SCALE	1:1000

CHARACTER AREAS LEGEND:

- CA1 - STATION ROAD FRONTAGE**
New buildings along the character of the Station Road should be perceived as an extension to the existing rhythm of the street in terms of townscapes.
Materials - red brick with black fascias, large windows and entrance canopy, featuring plain tile roofs.
- CA2 - TREE LINED AVENUE**
Primary routes through the development will feature mature trees and street lighting. Building heights will be varied and setbacks generous to create a distinctive street scene.
Materials - Predominantly red brick with occasional plain tile roofs to mark key buildings.
- CA3 - COMMUNITY GREEN**
Predominantly 2 storey buildings with intermittent 2/4 storey properties used to increase the areas of public open space, with greenery set back from the road with small trees and shrubs.
The space, which contains an area for recreation, will be well overlooked by dwellings to create a safe space with natural surveillance.
Materials - A mix of render and red and beige brick with stone effect roof.
- CA4 - COUNTRYSIDE EDGE**
Predominantly 2 storey detached buildings orientated to maximize views out over the countryside. Buildings will be set back behind private drives and landscaping.
Materials - A greater proportion of render/facade treatment with a greater variety of panicle with some plain tile roofs.
- CA5 - CORE HOUSING**
A range of street types including shared surface streets mixed with more traditional street forms will create interesting movement corridors. Strategic tree planting will be used to create a rich street scene. In-street car parking, with a varied materials palette will ensure a rich street scene.
Materials - A greater proportion of beige brick with occasional render, featuring mainly panicle with some stone effect roofs.



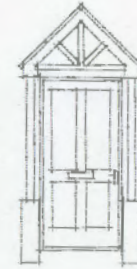
APPROVED IN ACCORDANCE WITH THE SET PLANING LAYOUT	
DATE	12/02/2018
SCALE	1:1000
Station Road, Emswells	
Character Areas	
Layout	
Taylor Wimpey Taylor Wimpey East Angles Quays House, Riverside Way, North St, Ipswich, Suffolk, IP1 3QR Tel: 01473 752000 Fax: 01473 752001 Email: sales@taylorwimpey.co.uk	
DATE	12/02/2018
SCALE	1:1000
PROJECT NO.	20819/CAL/01
REV.	A

Proposed Residential Development - Station Road, Elmswell

Character Area Detail - Station Road Frontage - CA1

Taylor Wimpey

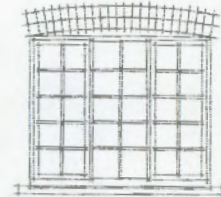
Door Styles



Black finished gable entrance canopy with posts supported off dwarf walls.

4-Panel entrance door

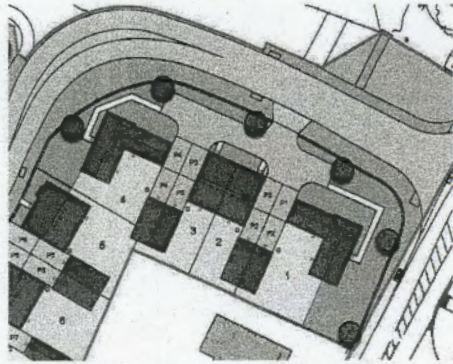
Window Styles



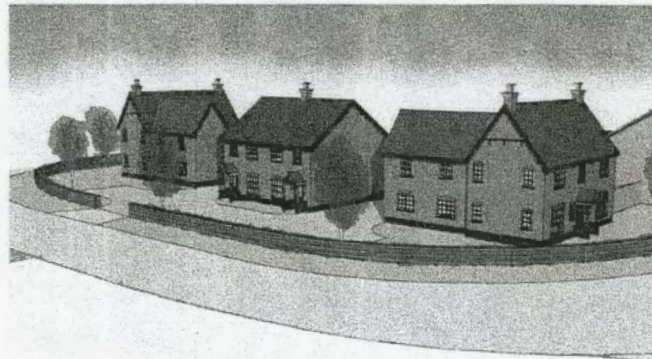
Double arch brickwork head

All-Bar Casement windows

Black painted 1 course deep stone sill.



Site Layout Extract



Artist's Impression

Bricks



Ibstock Ivanhoe Olde Village Stock

Roof Tiles



Redland Heathland Autumn Plain Tiles

Door Colour



IG GRP Fibrecolour Black

3918/15

24



Street Scene - Plots 1 -4

Approved

Planning Control Received
18 MAR 2016

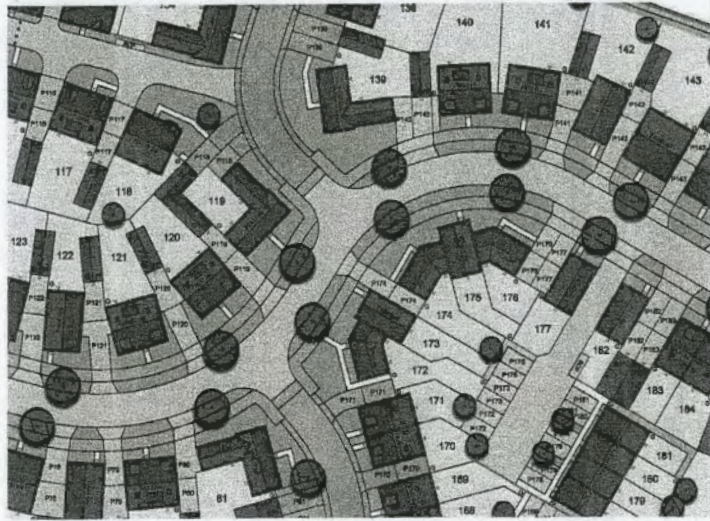
Approved
Date
Page No.

Proposed Residential Development - Station Road, Elmswell

Character Area Detail - Tree Lined Avenue

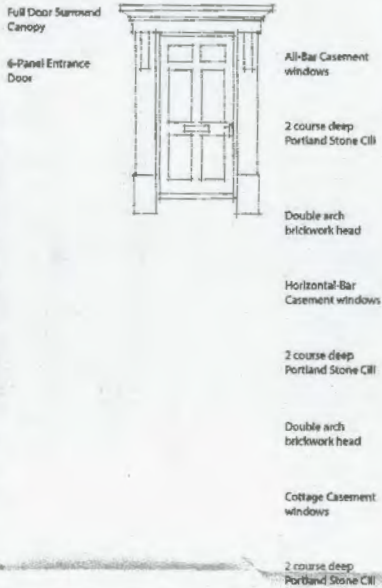
Taylor Wimpey

Planning Control
Received
18 MAR 2016

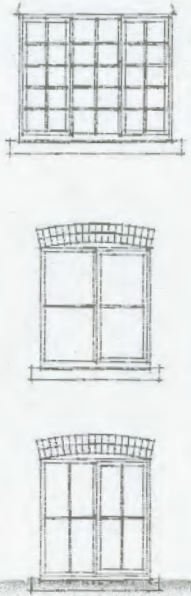


Site Layout Extract

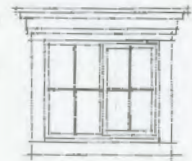
Door Styles



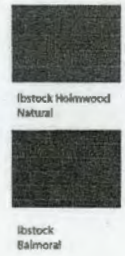
Window Styles



Dormer Styles



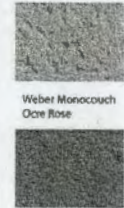
Bricks



Roof Tiles



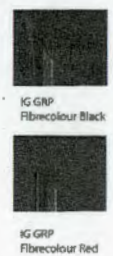
Render



Boarding



Door Colour

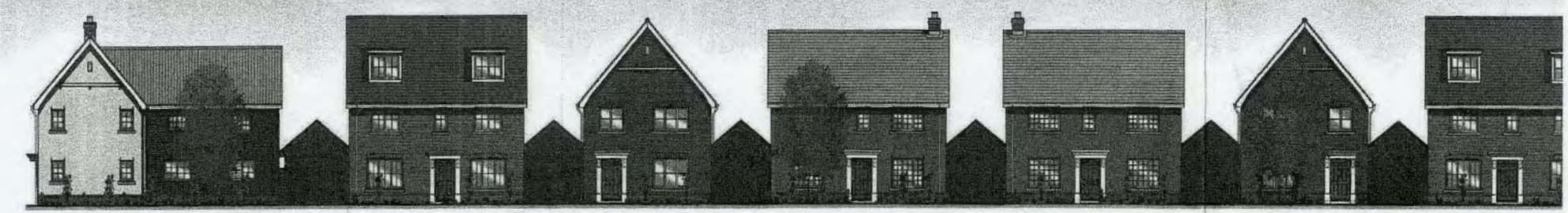


Page 46

25



Street Scene - Plots 139 - 144



Street Scene - Plots 75 - 81

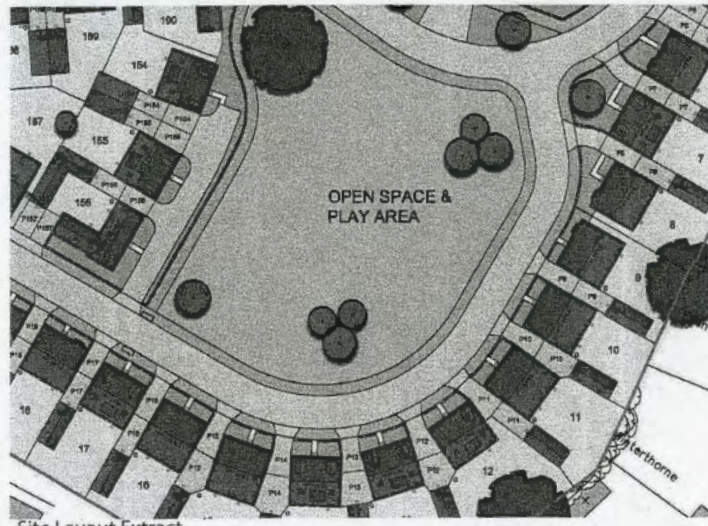
Drawing No: 20819/CAD/TLA/CA2

Proposed Residential Development - Station Road, Elmswell

Character Area Detail - Community Green - CA3

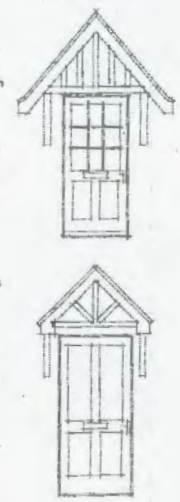
Taylor Wimpey

Planning Control
Received
18 MAR 2016
Acknowledged
D18
Paid To



Site Layout Extract

Door Styles



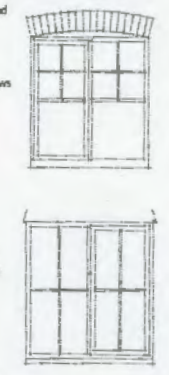
Gable Entrance Canopy with vertical uprights on gallowes brackets.

All-Bar half-glazed 2 panel entrance door.

Gable Entrance Canopy on gallowes brackets.

4-Panel entrance door.

Window Styles

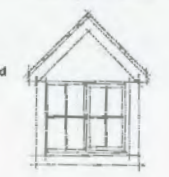


Arched Brick Head

Arts & Crafts casement windows

Cottage Casement windows

Dormer Styles



Pitched roof lead effect dormer

Bricks



Brstock Leicester Multi Cream

Roof Tiles



Redland Richmond 10 Slate Grey Tiles



Redland Slate Grey Plain Tiles

Render



Weber Monocouche Cream



Weber Monocouche Chalk

Door Colour



IG GRP Fibrecolour Black



Street Scene - Plots 9 - 13



Street Scene - Plots 154 - 156 & 190

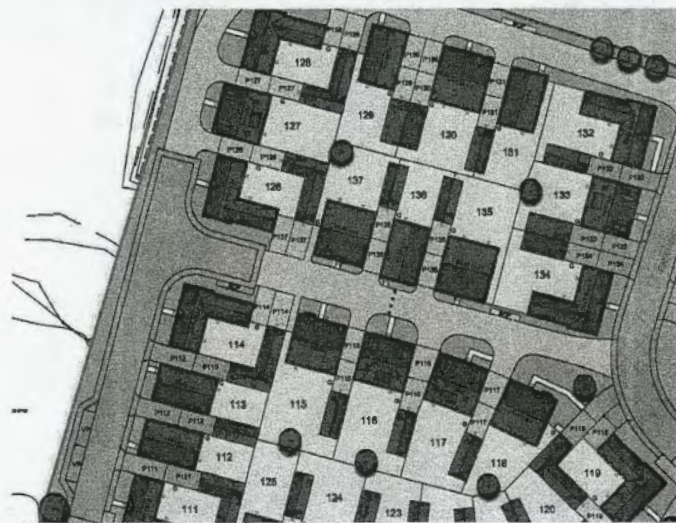
Page 47

26

Proposed Residential Development - Station Road, Elmswell

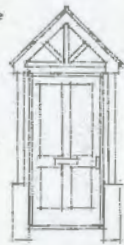
Character Area Detail - Countryside Edge - CA4

Taylor Wimpey



Site Layout Extract

Door Styles



Gable Entrance Canopy with posts and trellis infill supported off dwarf walls.



Gable Entrance Canopy on gallows brackets.

All-Bar Casement windows.

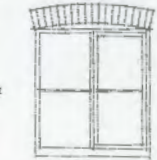
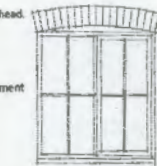
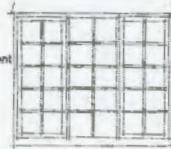
Arched Brick head.

Cottage Casement windows.

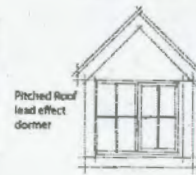
Arched Brick head.

Horizontal-Bar Casement windows.

Window Styles

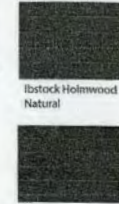


Dormer Styles



Pitched Roof lead effect dormer

Bricks



Istock Holmwood Natural

Istock Balmoral

Roof Tiles



Redland Farmhouse Red Fenland Pantiles

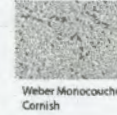


Redland Breckland Brown Fenland Pantile

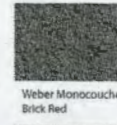


Redland Rustic Red Plain Tiles

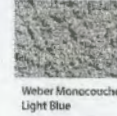
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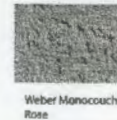
Weber Monocouche Cornish



Weber Monocouche Brick Red



Weber Monocouche Light Blue



Weber Monocouche Rose

Boarding



Hames Hardie Hardieplank Soft Green



Hames Hardie Hardieplank Sail Cloth

Door Colour



IG GRP Fibrecolour Black



IG GRP Fibrecolour Blue

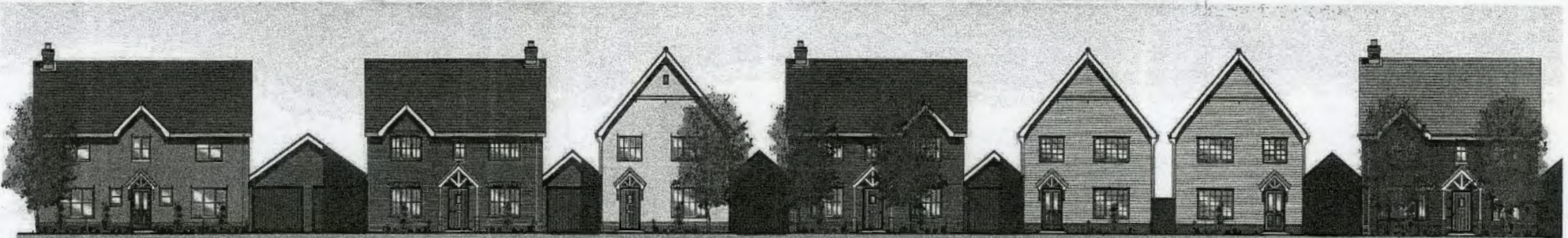


IG GRP Fibrecolour Green

Planning Control Received
18 MAR 2016
Approved by:
Date:
Post to:

Page 48

27



Street Scene - Plots 68 - 74



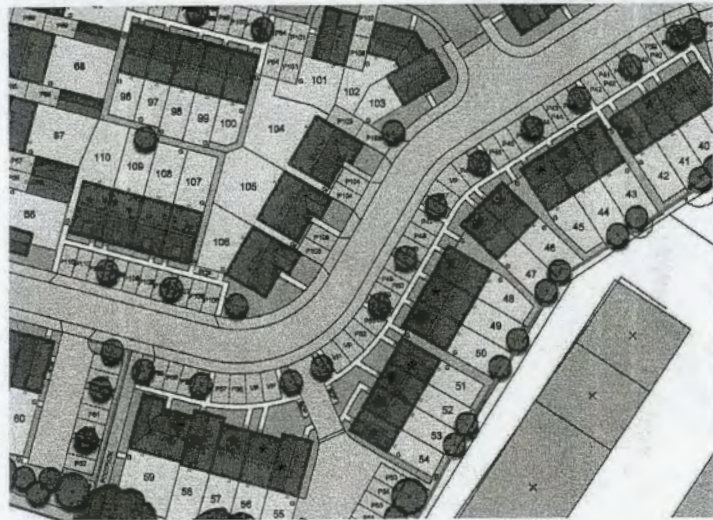
Street Scene - Plots 128 - 132

Drawing No: 20819/CAD/CSE/CA4

Proposed Residential Development - Station Road, Elmswell

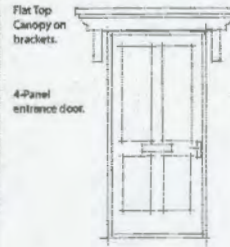
Character Area Detail - Core Housing - CA5

Taylor Wimpey



Site Layout Extract

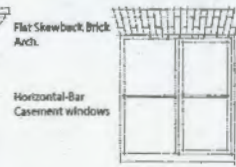
Door Styles



Flat Top Canopy on brackets.

4-Panel entrance door.

Window Styles



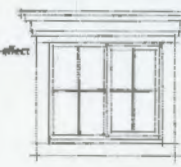
Flat Skewback Brick Arch.

Horizontal-Bar Casement windows



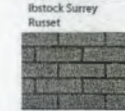
Cottage Casement windows

Dormer Styles



Flat-Top lead-effect dormer

Bricks

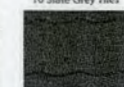


Istock Surrey Russet

Istock Minster Cream Blend

Istock Holbrook Sandfaced Dark (Detail Brick)

Roof Tiles

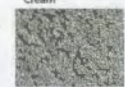


Redland Richmond 10 Slate Grey Tiles

Redland Slate Grey Fenland Pantiles

Redland Breckland Brown Fenland Pantiles

Render



Weber Monocouche Ocre Rose

Door Colour



IG GRP Fibrecolour Blue

IG GRP Fibrecolour Green

Planning Control Received
18 MAR 2015
Authoriser: _____
Date: _____
Post To: _____

Page 49



Street Scene - Plots 39 - 52



Street Scene - Plots 55 - 65

Drawing No: 20819/CAD/CH/CA5

28

Station Road Frontage

Artist's Impression - Plots 1 - 4

Taylor Wimpey



Hawk End Lane
Black Fascias & Bargeboards /
Black 4 Panel Entrance Door /
Chimney



Station Road
Black Fascias & Bargeboards / All
Bar Windows / Chimney / Plain Tiles



Church Road
Red Brick / Chimney / Plain Tiles



Artist's Impression



Station Road
Black Fascias & Bargeboards



New Road
All Bar Windows / Chimney

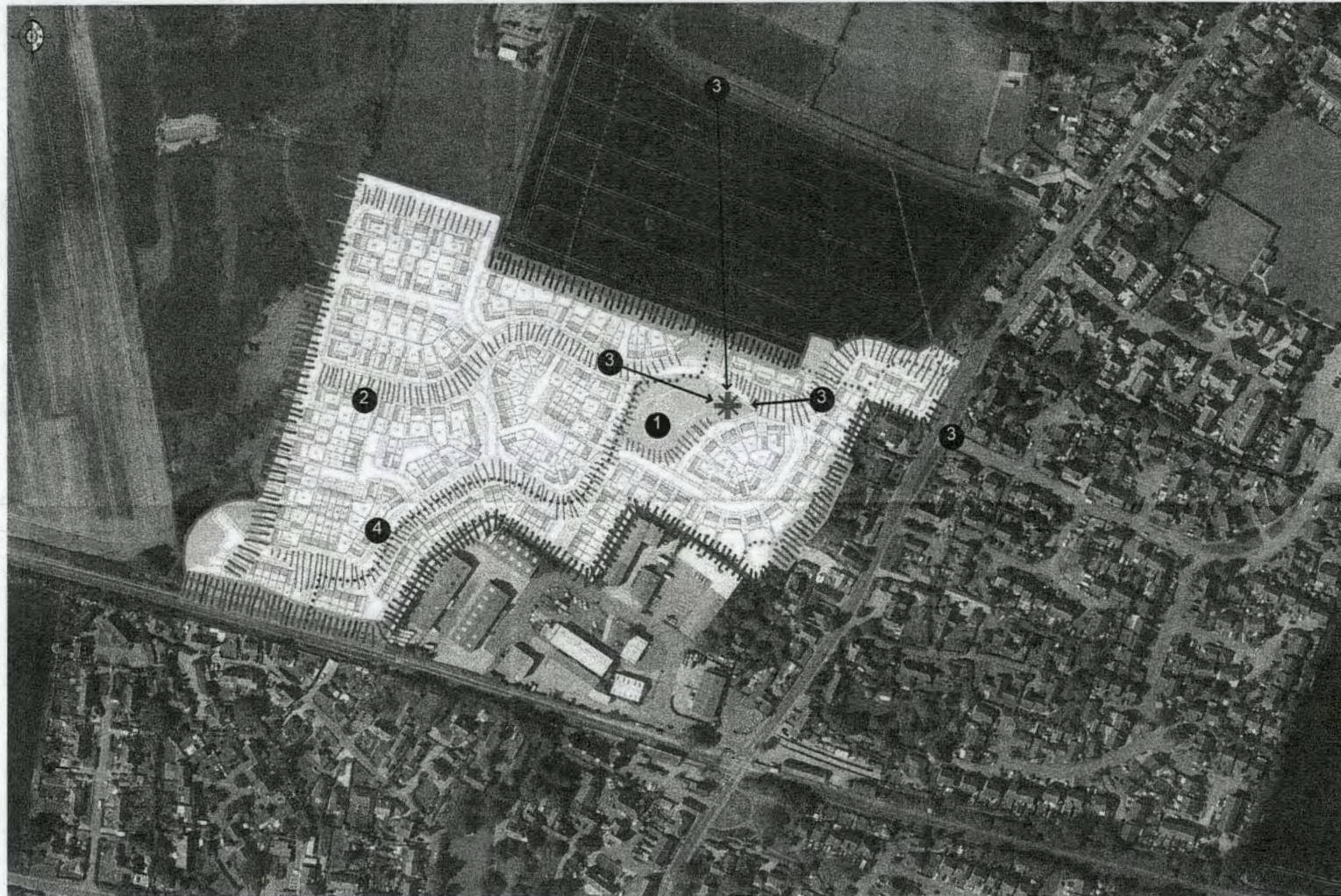


Home Field
Black Window Cills / Pentic
Boards / Chimney / Plain Tiles

Page 50

29

Former Grampian Food Site, Elmswell



There is an opportunity to create a positive transition between the urban and rural edge to Elmswell. In the past there was a large scale factory building in this location; it is now proposed to be a residential area, which is more in keeping with the village edge character.

The proposed development is smaller in scale and links to surrounding residential land use and further screening and planting will provide a greener edge.

- PLAY AREA
- OPEN SPACE WITH WILDFLOWER DRIFT
- TREE LINE
- EXISTING FEATURE TREE
- FENCE AND HEDGE (NORTH)
- HEDGE (NORTH)
- HEDGE (WEST)
- CONIFERS TO BE REPLACED (SOUTH)
- TREES IN GARDENS
- ENHANCE EXISTING PLANTING
- REALIGNED FOOTPATH
- EXISTING FOOTPATH

30

Page 51



The central open space provides a focal point for the scheme. It is proposed that there will be a lawned area for seating, play features and this will be surrounded by a swathe of wildflower seeding and trees with a light canopy.



Trees can sweep through the key streets to form a green visual link. It is important that this scheme is seen as being a spacious and well planted housing area due to its location abutting countryside.



There is the potential to allow vistas towards key features, i.e. the copper beech, which will be set within an open space. A welcoming approach into the site will also allow the tree to become a prominent feature in this view.



There is an opportunity to provide better links into the wider landscape. Existing public rights of way around the edge of the site will be enhanced. The footpath between two chain link fences is currently a health and safety risk and an unpleasant route adjacent to the industrial area. Routes will also link into existing surrounding footpaths.

Planning Control Received
31 OCT 2015

N

Rev	Initial	Date	Comments
1	WD	23.11.15	Approved to start work on 20.12.15
2	WD	13.12.15	Approved to start site preparation on 15.12.15
3	WD	13.12.15	Approved to start site preparation on 15.12.15

26

JBA 15/174 Landscape Strategy

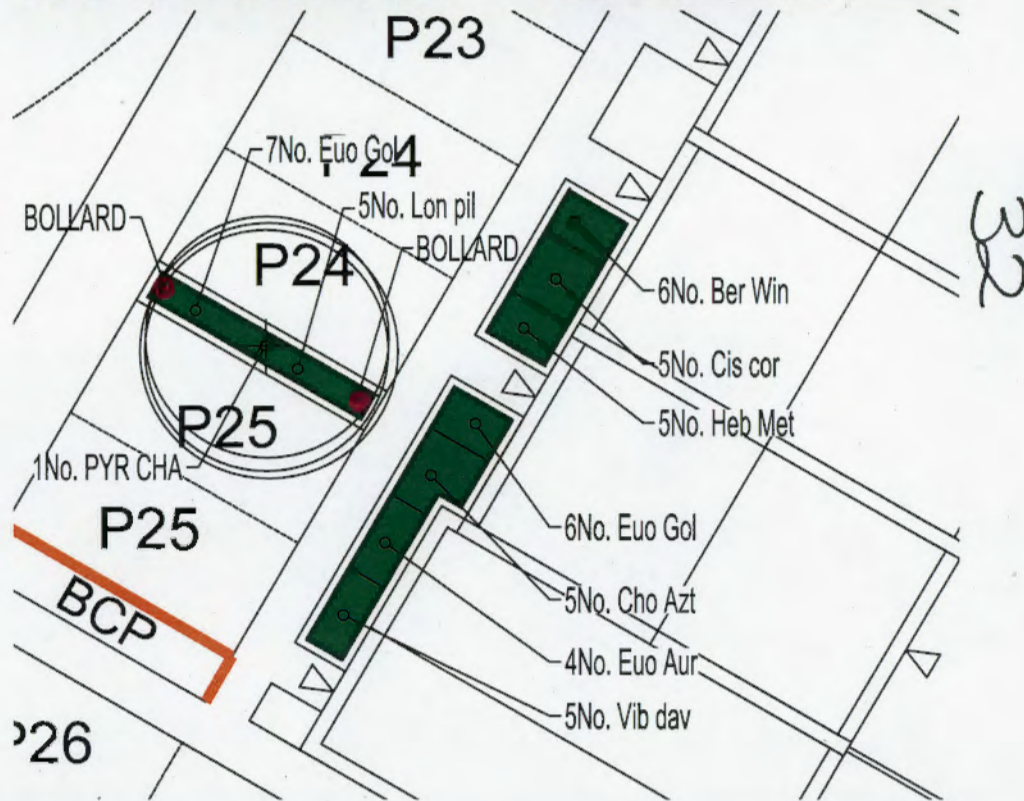
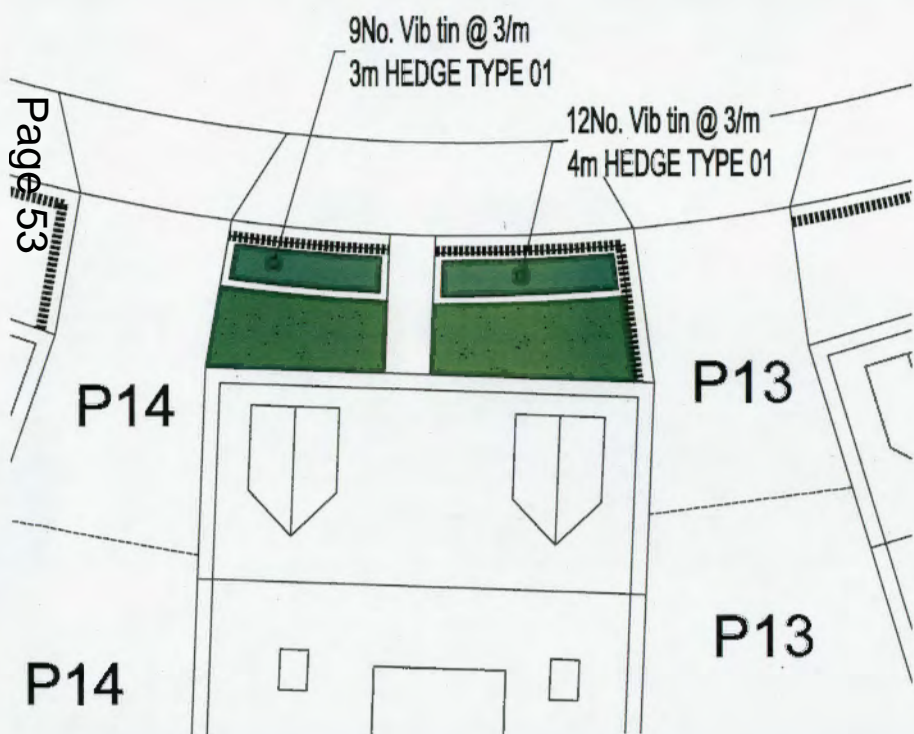
Client Taylor Wimpey		Site Elmswell	
Drawn by WD	Date August 2015	Scale NTS @ A1	Rev C

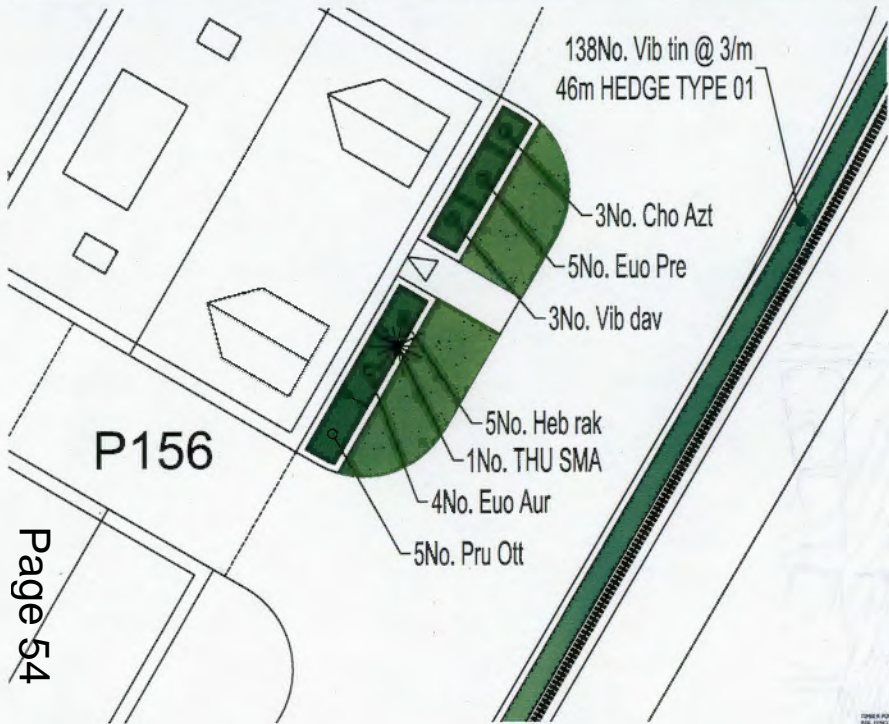
JBA Consultancy Services Ltd.
LANDSCAPE ARCHITECTURE · LANDSCAPE PLANNING · ARBORICULTURE · ARBORICULTURE
The Stockley, 148 Road, Lavenham, Suffolk, CO10 3DP
Tel: 01287 242172 E: info@jbaconsultancy.com

Blake Associates

Exemplar Front Garden for Property on Main Spine Road (plot 14)

Exemplar Front Garden for Terraced Property (plot 24)





Page 54

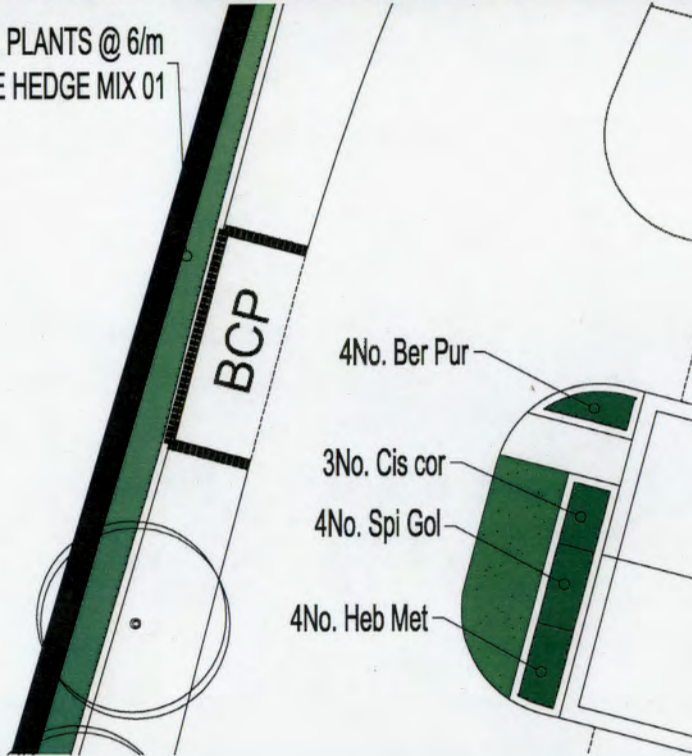


W
W



Page 55

1212No. PLANTS @ 6/m
202m NATIVE HEDGE MIX 01



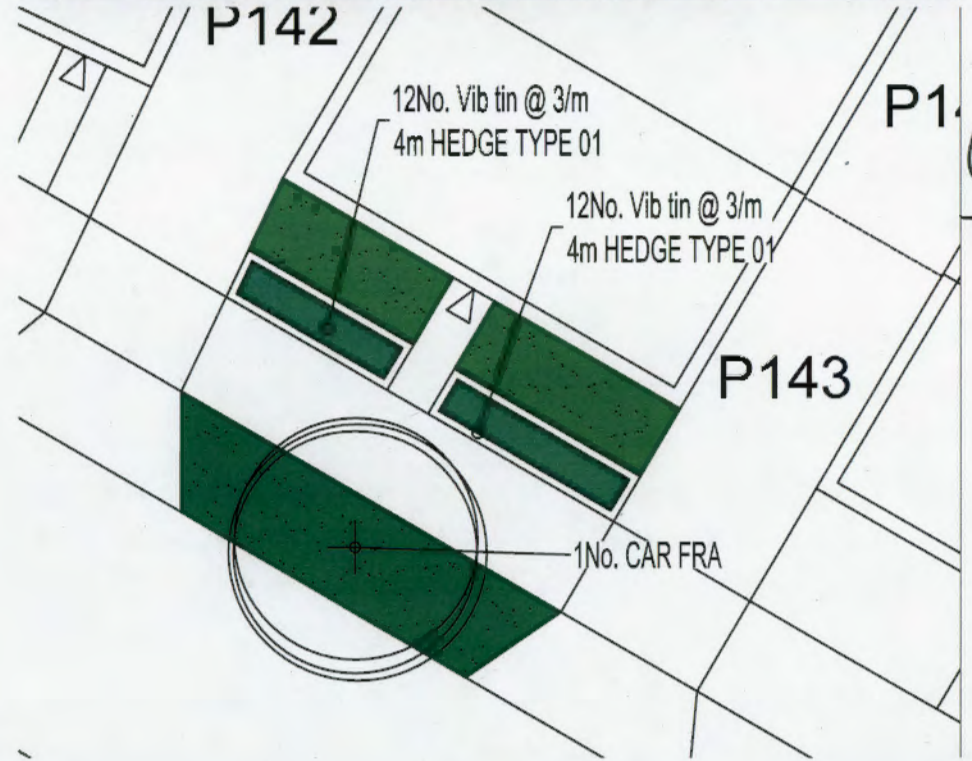
P142

12No. Vib tin @ 3/m
4m HEDGE TYPE 01

12No. Vib tin @ 3/m
4m HEDGE TYPE 01

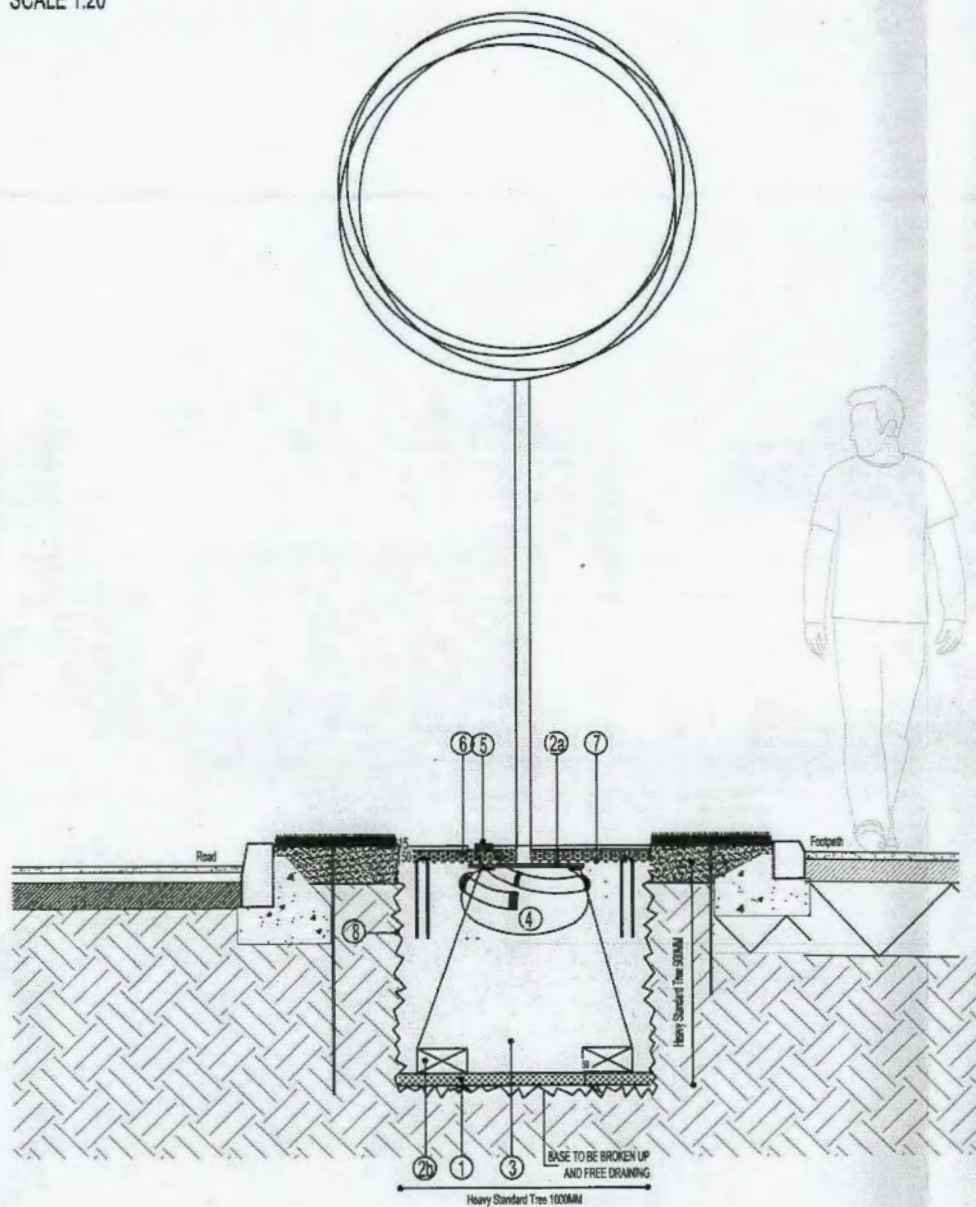
P143

1No. CAR FRA



3918/15

DETAIL 01. ROAD VERGE
SCALE 1:20



NOTES:-

- ① DRAINAGE LAYER, 50mm DEPTH, OF GRADED WASHED SHINGLE (20mm GAUGE).
- ②a ②b GUYING SYSTEMS: **STANDARD AND HEAVY STANDARD TREES** INCLUDE FOR 2 NO. 100MM DIAMETER, 2M+ LONG, TREE STAKES PER TREE (HEIGHT ACCORDING TO TREE SIZE AND HEIGHT ABOVE GROUND TO BE ONE THIRD THE HEIGHT OF THE TREE), CROSS-BRACE, SACKCLOTH TIE AND SPACER. INCLUDE FOR FLEXIBLE HOSE WATERING TUBE FITTED AROUND TOP OF THE ROOT BALL, WITH 2NO. END CAPS AT BOTH ENDS. **EXTRA HEAVY AND SEMI MATURE TREES** ROOTBALL TO BE SECURED WITH TIMBER FRAME OF 4No. 75 x 25 x 600mm PRESSURE TREATED BOARDS ATTACHED TO THE DEAD MEN WITH MILD STEEL WIRE (6-10mm DIAMETER), TO BE TIGHTENED WITH TURNBUCKLES AT TOP.
- ③ PIT TO BE FILLED WITH EXISTING OR IMPORTED TOPSOIL TO B.S. 3882:2015 AS NECESSARY AND SPECIFIED. ENSURE FINISHED LEVELS OF TOP SOIL ARE 65mm BELOW THE TOP OF PIT. ENSURE BASE AND SIDES OF PIT ARE FORKED OVER TO ENSURE ADEQUATE DRAINAGE. AMELIORATE SOIL WITH 30 LITRES OF NON-PEAT BASED COMPOST PER LINEAR METRE AND 150G OF 'NEUTROCOTE' SLOW RELEASE FERTILIZER INCORPORATED INTO TOP 100mm OF TOPSOIL. 1200 x 1200 x 950mm. TREE PIT DIMENSIONS: **STANDARD AND MULTI STEM TREE PITS** 1000MM X 1000MM X 850MM, **HEAVY STD TREE PITS** 1000MM X 1000MM X 900MM, **EXTRA HEAVY STANDRD AND SEMI MATURE TREE PITS** 1200MM X 1200MM X 950MM
- ④ PROPOSED TREE *Carpinus Betulus* 'Frans Fontaine'.
- ⑤ PERFORATED PVC WATERING PIPE (60mm DIAMETER) INCLUDING END CAP. TO BE WRAPPED IN 'HY-TEX' AGROTEXTILE WOVEN PLASTIC FABRIC AVAILABLE FROM HY-TEX LTD. TEL (01233) 720097 OR EQUAL AND APPROVED. TO BE COILED AROUND TOP OF ROOTBALL, WITH OPEN END AS CLOSE AS POSSIBLE TO TRUNK.
- ⑥ EDWARDS OF BRANDON BARK MULCH (TEL. 01842 813555) TO A DEPTH OF 50mm. USE 75MM OF BARK MULCH IF A LANDSCAPE MEMBRANE IS NOT INCLUDED (SEE ITEM 7).
- ⑦ 'HY-TEX COVERTEX' LANDSCAPE MEMBRANE AVAILABLE FROM HY-TEX UK LTD (TEL. 01422-720097). 2.2m SQUARE CUT AROUND TREE STEM AND WATER PIPE. TO BE PEGGED IN AT 300mm CENTRES WITH HYTEX METAL HOOPS, 300mm LONG, OR WITH WOODEN PEGS DEPENDING UPON GROUND CONDITIONS OR SIMILAR AND APPROVED.
- ⑧ ROOT PROTECTION BARRIER. REROOT 600/1000: THICKNESS 2mm, AVAILABLE FROM GREENLEAF, HAYWOOD WAY, HASTINGS, EAST SUSSEX, TEL: 01424 717797 OR OTHER AND APPROVED BY LPA. TO BE INSTALLED BY MAIN CONTRACTOR ON CONSTRUCTION OF KERBS AND ROAD/FOOTPATH.

LENGTH OF VERGE/PLANTING BED TO BE NO LESS THAN 5m.

GENERAL NOTES:-

- ALL VEGETATIVE MATERIAL, LITTER AND OTHER DEBRIS IS TO BE REMOVED AND THE BOTTOM AND SIDES OF THE TREE PITS MUST BE FORKED OVER TO ENSURE ADEQUATE DRAINAGE
- BACKFILL TOPSOIL IN 150MM LAYERS WITH SOIL COMPACTED TO 1.5-2.0 MEGA PASCELS.
- WATER IN WITH 50 LITRES OF WATER PER TREE WITHIN FOUR HOURS OF PLANTING.
- DECOMPACT SURROUNDING SUBSOIL TO BREAK UP HARD PANS AND ENSURE FREE DRAINAGE..
- DO NOT SCALE FROM THIS DRAWING.
- ALL DIMENSIONS ARE IN MILLIMETERS.
- ALL DIMENSIONS ARE TO BE CHECKED ON SITE.
- (C)JAMES BLAKE ASSOCIATES LTD 2016

MID SUFFOLK DISTRICT COUNCIL
PLANNING CONTROL
RECEIVED
12 APR 2016
ACKNOWLEDGED.....
DATE.....
PASS TO.....

A		17.03.2016	ALA	AMENDMENTS TO CLIENT COMMENTS RECEIVED ON 17.03.2016
REV.	DATE	INITIALS DETAILS		
CLIENT		TAYLOR WIMPEY EAST ANGLIA		
DWG. TITLE		TREE PIT DETAIL INTO SOFT LANDSCAPING - DT01		
SITE Former Crampin Foods Site, Elmwell				
DRG BY	CHECKED	AUTHD	SCALE	DATE
ALA	JBA	JBA	1:20@A3	16.03.16
DWG NO.	REV.	15-174-DK-5-017		
	A			

James Blake Associates

HEAD OFFICE
The Black Barn, Hall Road, Lavenham, Suffolk, CO10 9GX
Tel: (01787) 248216 Fax: (01787) 247264
james@jba-landmarc.com www.jba-landmarc.com

LANDSCAPE ARCHITECTURE ◊ ARBORICULTURE ◊ ECOLOGY

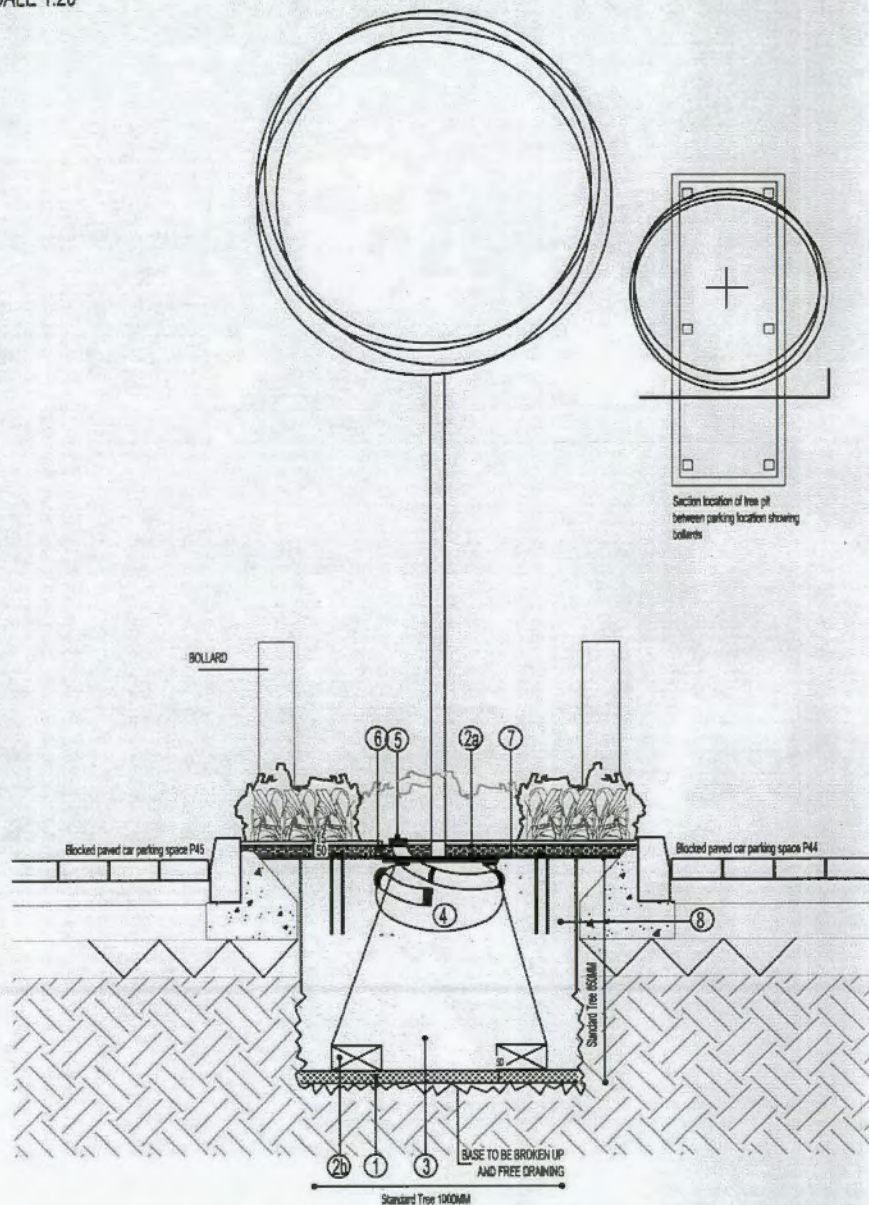
Page 56

35

39/8/15

DETAIL 02. TREE PIT TO PLOTS 44/45

SCALE 1:20



Section location of tree pit between parking location showing bollards

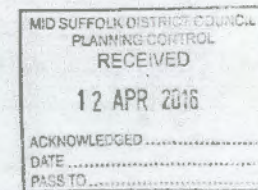
NOTES:-

- 1 DRAINAGE LAYER, 50mm DEPTH, OF GRADED WASHED SHINGLE (20mm GAUGE).
- 2a 2b GUYING SYSTEMS: **STANDARD AND HEAVY STANDARD TREES** INCLUDE FOR 2 NO. 100MM DIAMETER, 2M+ LONG, TREE STAKES PER TREE (HEIGHT ACCORDING TO TREE SIZE AND HEIGHT ABOVE GROUND TO BE ONE THIRD THE HEIGHT OF THE TREE), CROSS-BRACE, SACKCLOTH TIE AND SPACER. INCLUDE FOR FLEXIBLE HOSE WATERING TUBE FITTED AROUND TOP OF THE ROOT BALL, WITH 2NO. END CAPS AT BOTH ENDS. **EXTRA HEAVY AND SEMI MATURE TREES** ROOTBALL TO BE SECURED WITH TIMBER FRAME OF 4No. 75 x 25 x 600mm PRESSURE TREATED BOARDS ATTACHED TO THE DEAD MEN WITH MILD STEEL WIRE (6-10mm DIAMETER), TO BE TIGHTENED WITH TURNBUCKLES AT TOP.
- 3 PIT TO BE FILLED WITH EXISTING OR IMPORTED TOPSOIL TO B.S. 3882:2015 AS NECESSARY AND SPECIFIED. ENSURE FINISHED LEVELS OF TOP SOIL ARE 65mm BELOW THE TOP OF PIT. ENSURE BASE AND SIDES OF PIT ARE FORKED OVER TO ENSURE ADEQUATE DRAINAGE. AMELIORATE SOIL WITH 30 LITRES OF NON-PEAT BASED COMPOST PER LINEAR METRE AND 150G OF 'NEUTROCOTE' SLOW RELEASE FERTILIZER INCORPORATED INTO TOP 100mm OF TOPSOIL. 1200 x 1200 x 950mm. TREE PIT DIMENSIONS: **STANDARD AND MULTI STEM TREE PITS** 1000MM X 1000MM X 850MM, **HEAVY STD TREE PITS** 1000MM X 1000MM X 900MM, **EXTRA HEAVY STANDSRD AND SEMI MATURE TREE PITS** 1200MM X 1200MM X 950MM
- 4 PROPOSED TREE *Pyrus calleryana* 'Chanticleer'.
- 5 PERFORATED PVC WATERING PIPE (60mm DIAMETER) INCLUDING END CAP. TO BE WRAPPED IN "HY-TEX" AGROTEXTILE WOVEN PLASTIC FABRIC AVAILABLE FROM HY-TEX LTD. TEL (01233) 720097 OR EQUAL AND APPROVED. TO BE COILED AROUND TOP OF ROOTBALL, WITH OPEN END AS CLOSE AS POSSIBLE TO TRUNK.
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- 7 "HY-TEX COVERTEX" LANDSCAPE MEMBRANE AVAILABLE FROM HY-TEX UK LTD (TEL. 01422-720097), 2.2m SQUARE CUT AROUND TREE STEM AND WATER PIPE. TO BE PEGGED IN AT 300mm CENTRES WITH HYTEX METAL HOOPS, 300mm LONG, OR WITH WOODEN PEGS DEPENDING UPON GROUND CONDITIONS OR SIMILAR AND APPROVED.
- 8 ROOT PROTECTION BARRIER. REROOT 600: THICKNESS 2mm, AVAILABLE FROM GREENLEAF, HAYWOOD WAY, HASTINGS, EAST SUSSEX, TEL: 01424 717797 OR OTHER AND APPROVED BY LPA. TO BE INSTALLED BY MAIN CONTRACTOR ON CONSTRUCTION OF KERBS AND ROAD/FOOTPATH.

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- WATER IN WITH 50 LITRES OF WATER PER TREE WITHIN FOUR HOURS OF PLANTING.
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- DO NOT SCALE FROM THIS DRAWING.
- ALL DIMENSIONS ARE IN MILLIMETERS.
- ALL DIMENSIONS ARE TO BE CHECKED ON SITE.
- (C)JAMES BLAKE ASSOCIATES LTD 2016



A	11.04.2016	ALR	AMENDMENTS TO LPA COMMENTS AND NEW LAYOUT RECEIVED ON 06.04.2016
REV.	DATE	INITIALS	DETAILS

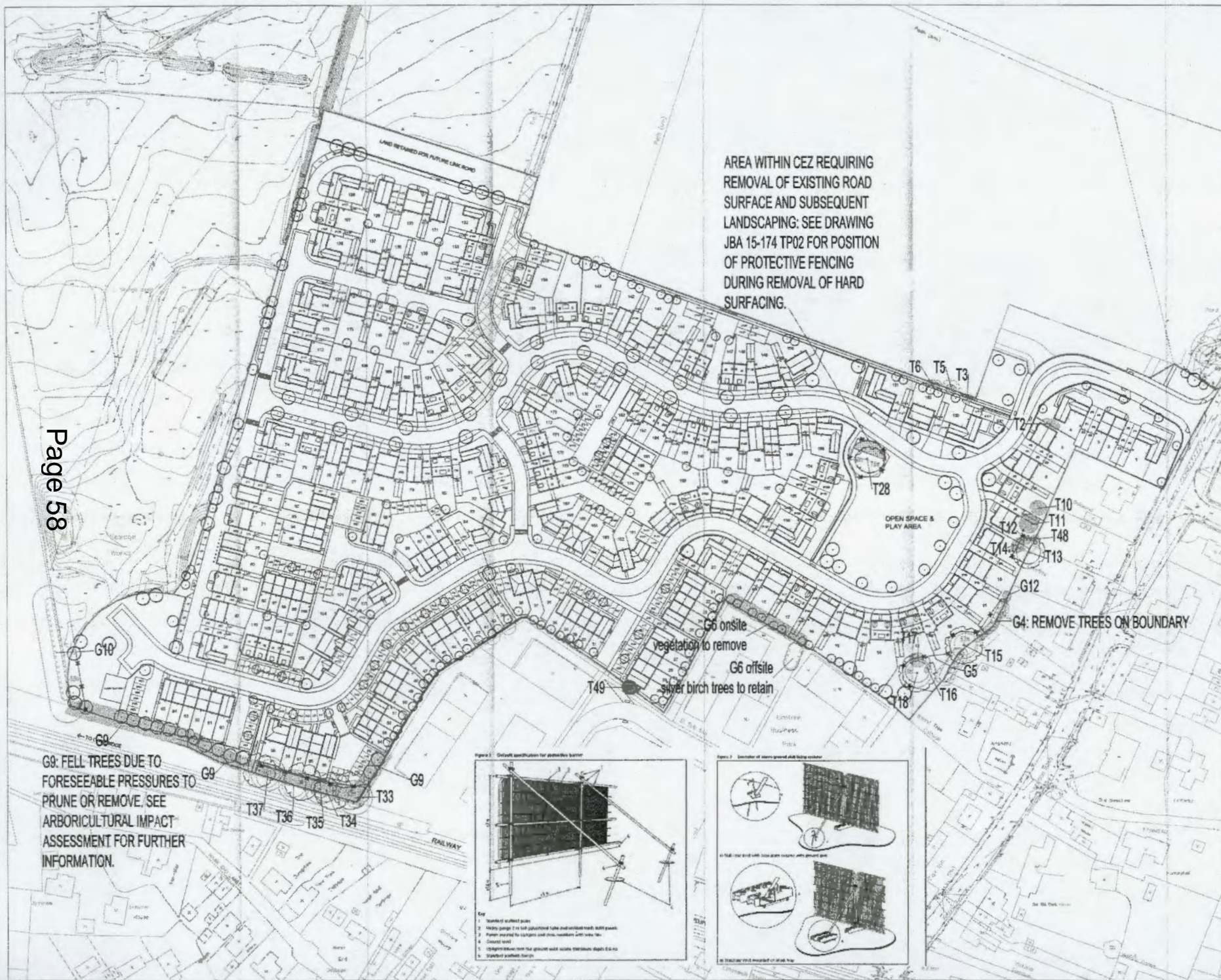
CLIENT TAYLOR WIMPEY EAST ANGLIA		DWG. TITLE TREE PIT DETAIL INTO SOFT LANDSCAPING - DT02	
SITE Former Crumpton Foods Site, Elmwell			
DRG BY ALR	CHECKED JBA	AUTH'D JBA	SCALE 1:20@A3
DATE 16.03.15	DWG NO. 15-174 DI-5-017	REV. A	

James Blake Associates

HEAD OFFICE
The Black Barn, Hill Road, Lavenham, Suffolk, CO10 9QX
Tel: (01787) 248216 Fax: (01787) 247264
jamesblake@jba-landmarc.com www.jba-landmarc.com

LANDSCAPE ARCHITECTURE ◊ ARBORICULTURE ◊ ECOLOGY

36

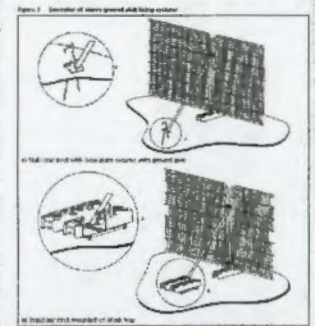
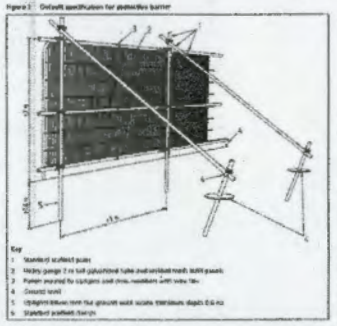


AREA WITHIN CEZ REQUIRING REMOVAL OF EXISTING ROAD SURFACE AND SUBSEQUENT LANDSCAPING: SEE DRAWING JBA 15-174 TP02 FOR POSITION OF PROTECTIVE FENCING DURING REMOVAL OF HARD SURFACING.

G9: FELL TREES DUE TO FORESEEABLE PRESSURES TO PRUNE OR REMOVE. SEE ARBORICULTURAL IMPACT ASSESSMENT FOR FURTHER INFORMATION.

G6 onsite vegetation to remove
 G6 offsite silver birch trees to retain

G4: REMOVE TREES ON BOUNDARY



KEY

- Existing trees or those under retention in accordance with BS 5827:2012 as shown below
- Existing hedge or grass, either as shown above or to be replaced with BS 5827
- Blue - Category B trees of moderate quality and value
- Grey - Category C trees of low quality and value
- Grey - Cat C Group/Species of low quality and value
- Red Protection Area as established in accordance with BS 5827:2012
- Existing hedge or vegetation prior to be removed
- Grey - Cat C trees of low quality and value to be retained
- Grey - Cat C Group/Species of low quality and value to be retained
- Area of CEZ suitable for Root Protection Forming. Areas of work in this zone to conform to accompanying report
- Approximate line of protective fencing to be erected in accordance with BS 5827 and report, to be maintained throughout demolition and construction works
- Site Boundary

North arrow pointing up.

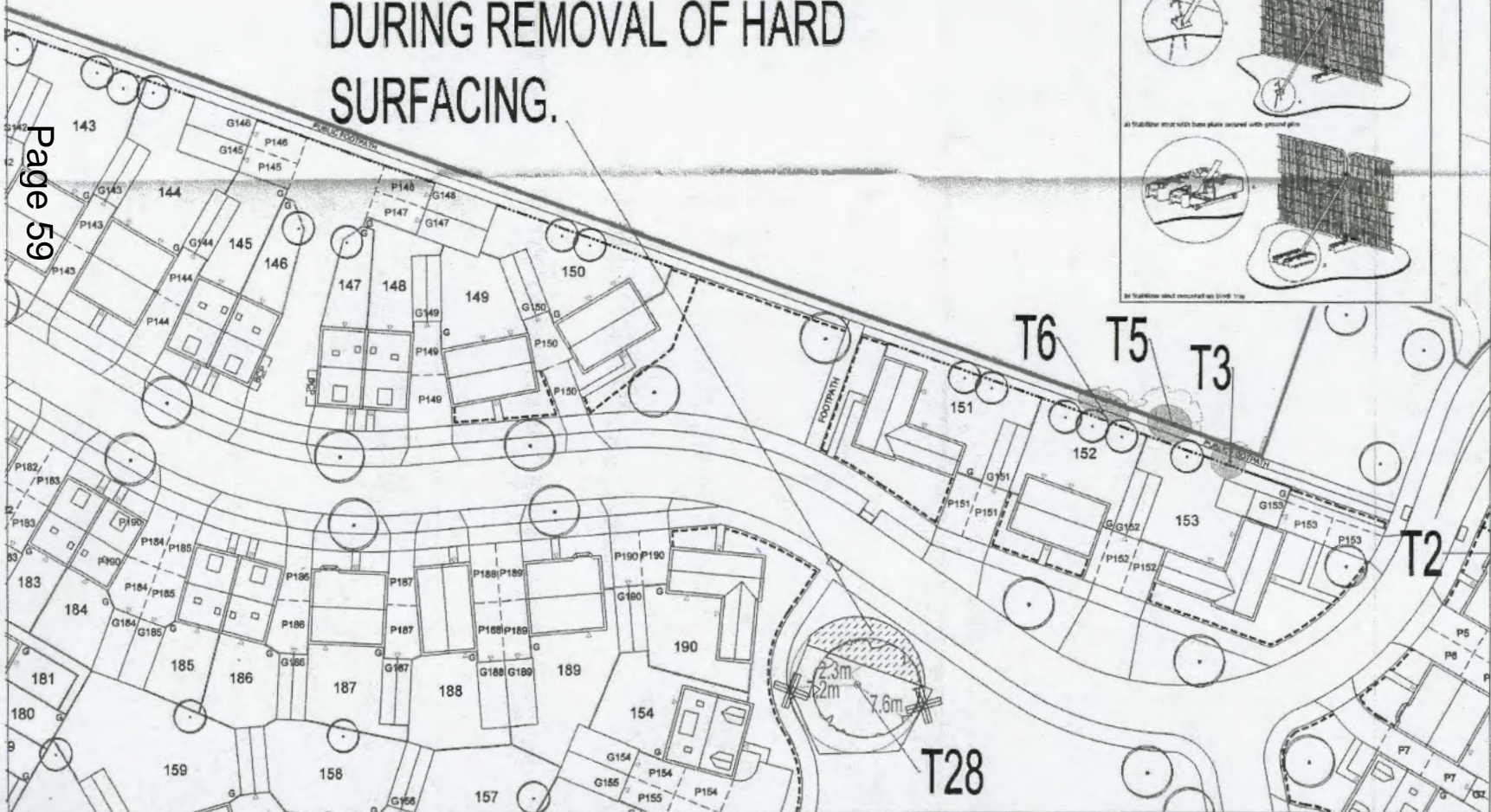
Blake

17 APR 2015

Site plan details and scale information.

37

AREA WITHIN CEZ REQUIRING REMOVAL OF EXISTING ROAD SURFACE AND SUBSEQUENT LANDSCAPING: SEE DRAWING JBA 15-174 TP02 FOR POSITION OF PROTECTIVE FENCING DURING REMOVAL OF HARD SURFACING.



Page 59

Figure 2 Default specification for protective barrier

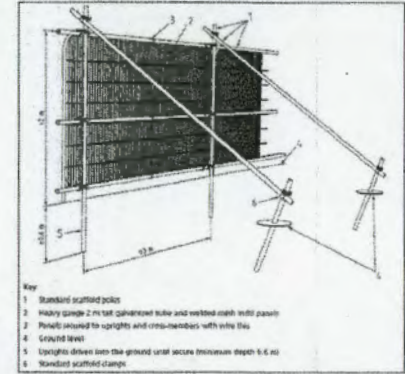
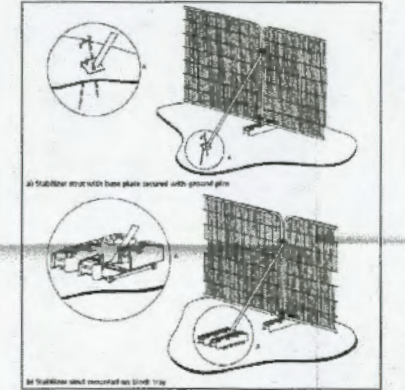


Figure 3 Example of above-ground stanchion system



KEY

- Existing Tree or Group colour referenced in accordance with BS 5837:2012 as shown below
- Blue - Category B tree of moderate quality and value
- Risk Protection Area as calculated in accordance with BS 5837:2012
- Grey - Cat C Tree of low quality and value to be removed
- Area of CEZ outside the Risk Protection Fencing, Access or work in this area to conform to accompanying report
- Approximate line of protective fencing to be erected in accordance with BS 5837 and insert, to be maintained throughout demolition and construction works
- Risk level indicating distance between protective fencing and true external boundary
- Site boundary

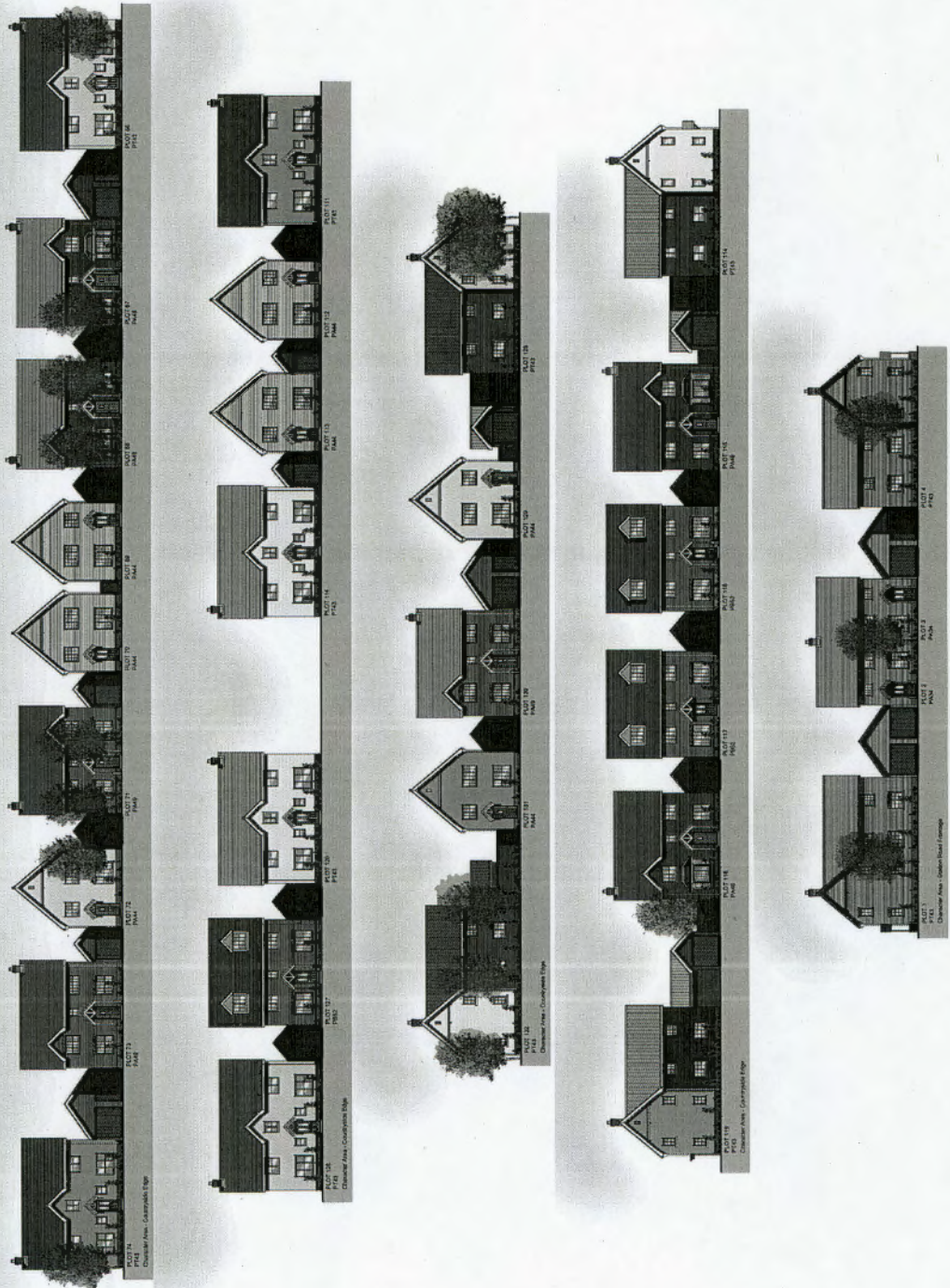
REVISIONS
12 APR 2015



DATE	12 APR 2015
BY	JAMES BLAKE
FOR	THE CLIENT
PROJECT	15-174 TP02
SCALE	1:500
DATE	12 APR 2015
BY	JAMES BLAKE
FOR	THE CLIENT

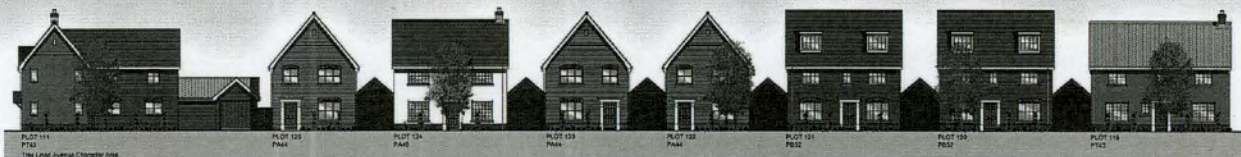
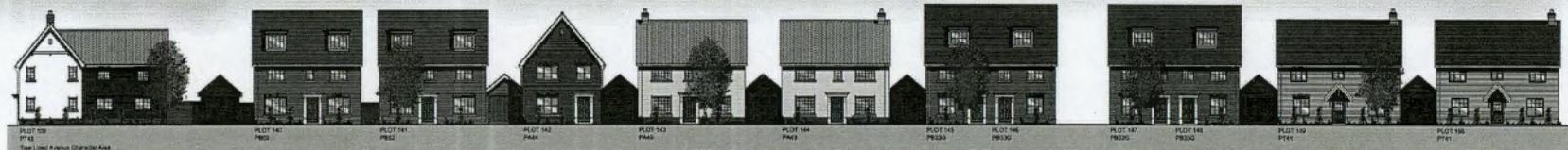
James Blake Associates
LANDSCAPE ARCHITECTURE & ARBOICULTURE & ECOLOGY

38



NB - LEVELS ARE INDICATIVE ONLY

Rev.	Description	CG	08.03.18
A	Updated in accordance with latest planning layout		
Site Name:		Station Road, Elmswell	
Drawing Title:		Indicative Street Scenes (Sheet 1 of 3)	
Taylor Wimpey Taylor Wimpey East Anglia Castle House, Kempton Way, Bury St Edmunds, Suffolk, IP20 7AR Tel: 01284 772800 Web: www.taylorwimpey.co.uk			
Scale:	1:200 @ A1	Date:	March 2018
Drawn by:	CG	Checked by:	SPL
Rev:	20819/SS/01		A



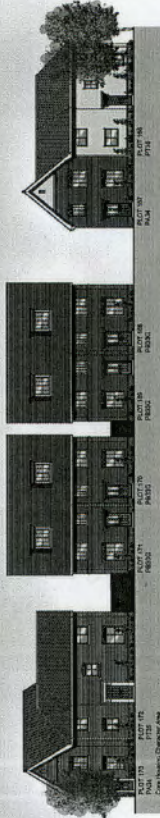
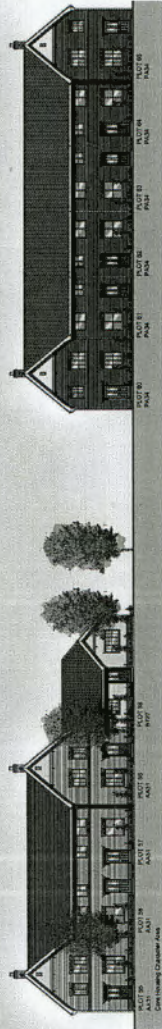
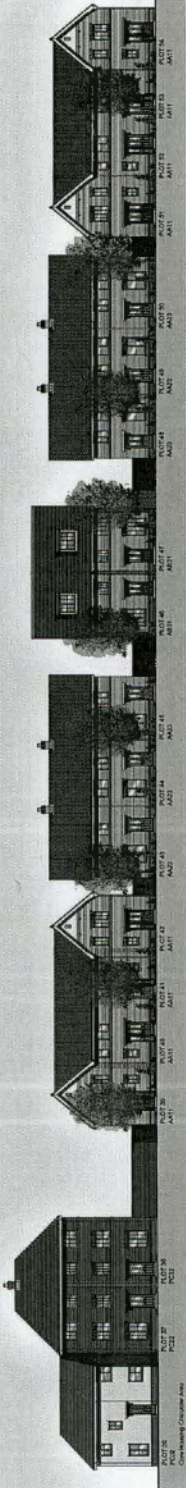
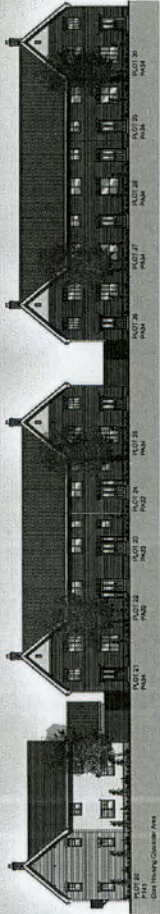
Page 61

61

NB - LEVELS ARE INDICATIVE ONLY

Rev.	Description	CG	08.03.16
Site Name:		Station Road, Elmswell	
Drawing Title:		Indicative Street Scenes (Sheet 2 of 3)	
		Taylor Wimpey East Anglia Castle House, Kempen Way, Bury St Edmunds, Suffolk, IP32 7AR Tel: 01204 773600 Web: www.taylorwimpey.co.uk	
Scale:	1:200 @ A1	Date:	Oct 2015
Drawn by:	CG	Checked by:	SPL
Proj No:	20819/SS/02		Rev:
			A

41



NB - LEVELS ARE INDICATIVE ONLY

Rev.	Description	CG	08.03.16
A	Updated in accordance with latest planning layout		
Site Name:		Station Road, Eimswell	
Drawing Title:		Indicative Street Scenes (Sheet 3 of 3)	
Taylor Wimpey Taylor Wimpey East Anglia Castle House, Hempton Way, Bury St Edmunds, Suffolk, IP22 7AR Tel: 01284 772800 Web: www.taylorwimpey.co.uk			
Date:	1:200 @ A1	Date:	Oct 2015
Drawn by:	CG	Checked by:	SPK
Ref:	20819/SS/03	Rev:	A

BOUNDARY TREATMENT LEGEND:

-  6' HIGH CLONE BOARDED TIMBER FENCE
-  6' HIGH CLONE BOARDED TIMBER FENCE WITH ALUMINUM PANELS
-  6' HIGH CLONE BOARDED TIMBER FENCE WITH ALUMINUM PANELS
-  6' HIGH CLONE BOARDED TIMBER FENCE WITH ALUMINUM PANELS
-  6' HIGH CLONE BOARDED TIMBER FENCE WITH ALUMINUM PANELS
-  6' HIGH CLONE BOARDED TIMBER FENCE WITH ALUMINUM PANELS
-  6' HIGH CLONE BOARDED TIMBER FENCE WITH ALUMINUM PANELS
-  6' HIGH CLONE BOARDED TIMBER FENCE WITH ALUMINUM PANELS

42

Project No.	2081918TL01
Sheet No.	63
Scale	AS SHOWN
Date	06/15/18
Author	J. [Name]
Checker	[Name]
Appr. [Title]	[Signature]
Station Road, Elmswell	
Boundary Treatments	
Layout	
<p>Taylor Wimpey Taylor Wimpey East Angle Castle Street, Ipswich, Suffolk, IP1 3AA Tel: 01473 770000 Fax: 01473 770001</p>	



43

- KEY TO MATERIALS**
- FACING BRICKWORK: 18 STOCK**
- B1 - HOLKWOOD NATURAL
 - B2 - BALMORAL
 - B3 - BURNLEY FLIGHT
 - B4 - HAWICK OLIVE VILAGE
 - B5 - LEICESTER MULTI CREAM
 - B6 - HARTWOOD WHITE CREAM BLEND
 - B7 - HOLKWOOD SANDFACED DARK (PLANT) GREY - DENOTES DETAIL BRICK (REFER TO HOUSE TYPE PLANNING DRAWINGS)
- ROOF TILES: REDLAND**
- T1 - REDLAND 10 - SLATE GREY
 - T2 - REDLAND PANITILE - SLATE GREY
 - T3 - REDLAND PANITILE - REDWOOD BROWN
 - T4 - REDLAND PANITILE - FAIRHOUSE RED
 - T5 - PLAN TILE - SLATE GREY
 - T6 - PLAN TILE - MULTI RED
 - T7 - HEATHLAND PLAN TILE - AUTUMN
- BOARDING: JAMES HARDIE**
- W1 - Hardieboards - HIGHLIGHT BLACK
 - W2 - Hardieboards - BARK CLOTH
 - W3 - Hardieboards - SOFT GREEN
- RENDER: WEBER**
- R1 - Weber Monocoat - OCIE ROSE
 - R2 - Weber Monocoat - CREAM
 - R3 - Weber Monocoat - CHALK
 - R4 - Weber Monocoat - BRICK RED
 - R5 - Weber Monocoat - CORNISH
 - R6 - Weber Monocoat - LIGHT BLUE
 - R7 - Weber Monocoat - ROSE
- DOOR COLOURS (G):**
- Black
 - Grey
 - White
 - Blue
- MISC:**
- Denotes Chimney - Refer to Detail Section
- GARDEN SCREEN WALLS:**
- INDICATED SCREEN WALLS TO BE BUILT TO AVERAGE 1.05M HEIGHT AND TO BE BUILT TO THE SPECIFICATION OF THE BRICKWORK AND ROOF TILES. SCREEN WALLS TO BE BUILT TO THE SPECIFICATION OF THE BRICKWORK AND ROOF TILES. SCREEN WALLS TO BE BUILT TO THE SPECIFICATION OF THE BRICKWORK AND ROOF TILES.
- GENERAL NOTES:**
- All external gates to be painted off-white color.
- All gates to be built to the specification of the brickwork and roof tiles.
- All gates to be built to the specification of the brickwork and roof tiles.
- All gates to be built to the specification of the brickwork and roof tiles.



Station Road, Elmswell

Materials Layout

Taylor Wimpey

Taylor Wimpey East Angles
 Unit 10, Station Road, Elmswell, Suffolk, IP11 1AA
 01473 811111

DATE: 15/01/2018
 DRAWN BY: [Name]
 CHECKED BY: [Name]

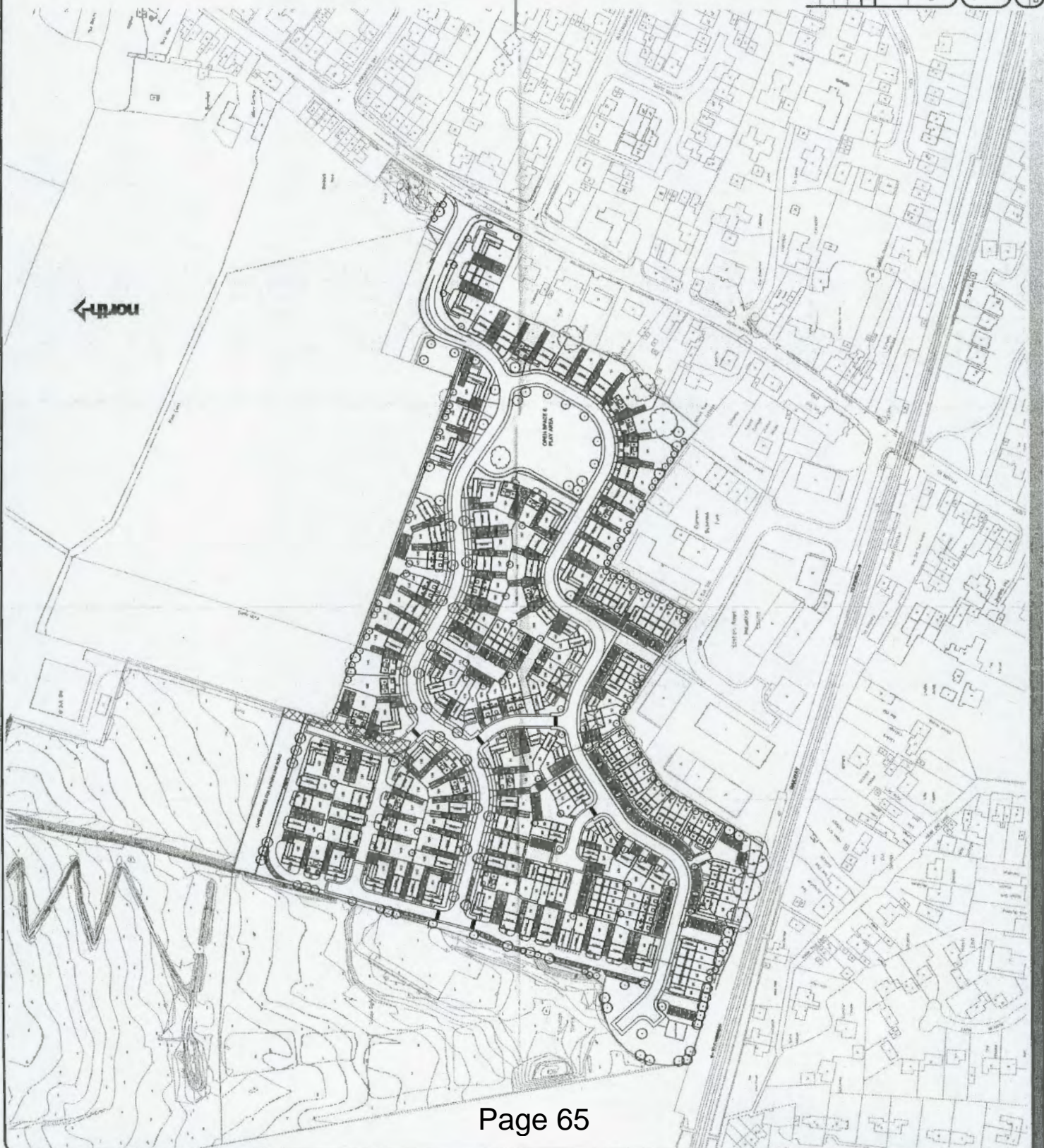
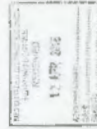
20819ML/01

44

PARKING ALLOCATION LEGEND:




	DEVELOPER ALLOCATED PARKING SPACE	208
	DEVELOPER ALLOCATED GARAGE	100
	DEVELOPER NET/OTR SPACE	20
	TOTAL	328

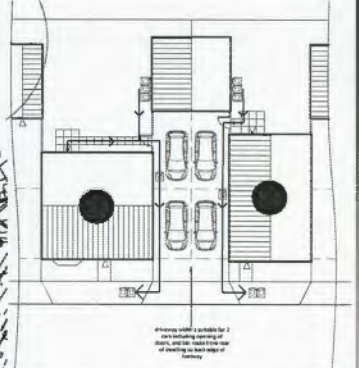
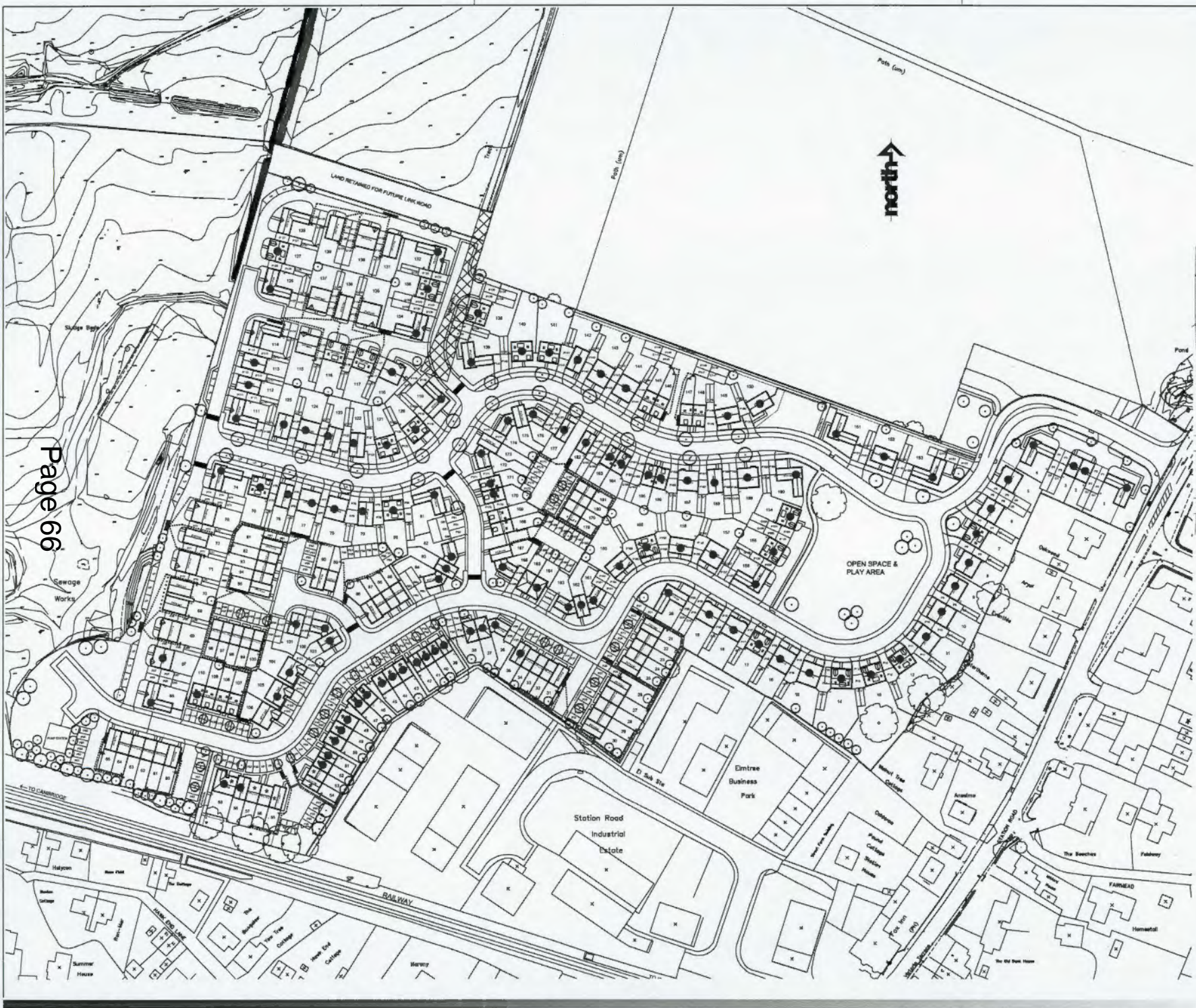
AVERAGE PARKING SPACES PER DWELLING - 2.2



A	Updated in accordance with latest planning layout	JUL	08.04.10
B	Updated in accordance with latest planning layout	JUL	08.03.10
Rev.	Description	By	Date
<p>Station Road, Elmswell Parking Allocation Layout</p>			
<p>Taylor Wimpey Taylor Wimpey East Angles Castle House, Kempton Way, Bury St Edmunds, Suffolk, IP33 7AR Tel: 01284 773000 Web: www.taylorwimpey.co.uk</p>			
Drawn by: DA	Scale: 1:1000 @ A1	Checkd by: BS	Date: OCT 15
			Rev: B
			20819/PAL/01

REFUSE STRATEGY LEGEND:


-  BIN COLLECTION POINT
-  PROPOSED ROUTE FROM BIN STORAGE POINT TO BIN COLLECTION POINT
-  BIN TAKEN TO KERBSIDE COLLECTION POINT FOR COLLECTION



Indicative Enlargement





Page 66

45

A		Issued for acceptance with final planning notice		03	08/03/18
Rev		Description		04	04/03/18
Site Name:		Station Road, Elmswell			
Drawing Title:		Refuse Strategy Layout			
 Taylor Wimpey East Angles Castle House, Fakenham Way, Bury St Edmunds, Suffolk, IP12 7JH Tel: 01508 770000 www.taylorwimpey.co.uk					
Scale:	1:500 @ A3	Date:	03/15	2	20819/RSL/01
Drawn by:	DAK	Checked by:	SL		A



STOREY HEIGHTS LEGEND:

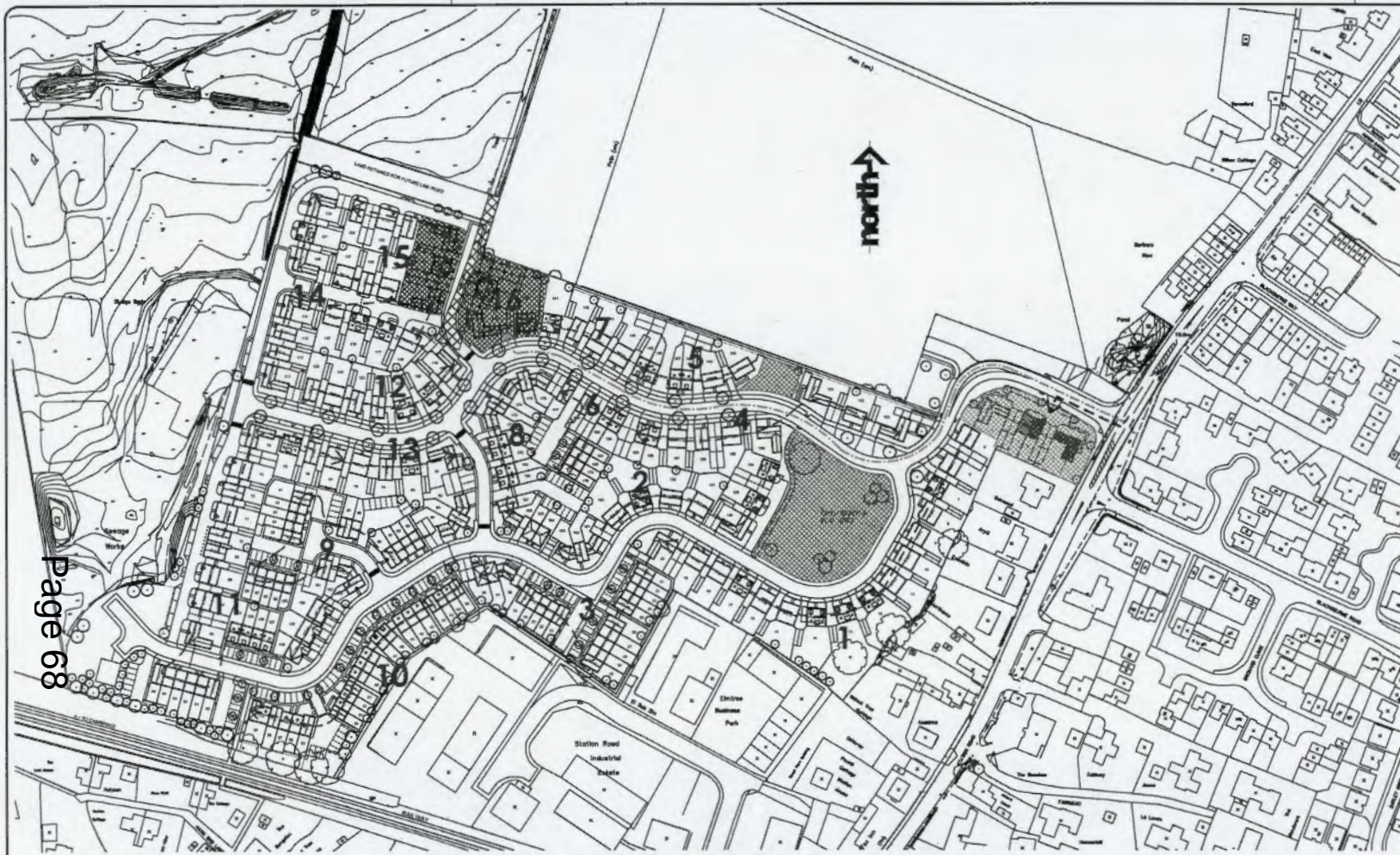
-  DENOTES 1 STOREY BUILDING
-  DENOTES 2 STOREY BUILDING
-  DENOTES 2.5 STOREY BUILDING
-  DENOTES 3 STOREY BUILDING



Page 67

46

A		Marked to accordance with latest planning consent		CD	28.03.18
Plan		Description		REV	Date
Site Name		Station Road, Elmswell			
Drawing Title		Storey Heights Layout			
Taylor Wimpey		Taylor Wimpey East Angles Crestle House, Breckwood Way, Day St Cammish, Suffolk, IP13 7JH Tel: 01204 77360 Web: www.taylorwimpey.co.uk			
Scale: 1:600 @ A0	Date: 01/11/18	Drawn by: DA	Checked by: SL	20819/SHL01	Rev: A



CONSTRUCTION MANAGEMENT & PHASING LEGEND:

- DENOTES PROPOSED BUILD ROUTE (DWELLINGS SHALL TYPICALLY BE DELIVERED AT A RATE OF 35 PER YEAR)
- DENOTES PROPOSED PRODUCTION TRAFFIC ROUTE TO SITE COMPOUND AND DEDICATED SITE OPERATIVE CAR PARKING AREA
- DENOTES PROPOSED SALES TRAFFIC ROUTE TO SALES CENTRE, SHOW HOME AND DEDICATED VISITOR CAR PARK
- DENOTES AIR HIGH HERRAS SECURITY FENCING TO SITE COMPOUND PERIMETER
- DENOTES EXTENT OF PROPOSED SITE COMPOUND AREA
- DENOTES EXTENT OF PROPOSED SALES CENTRE AND SHOW HOME
- DENOTES EXTENT OF FORMAL AREA OF OPEN SPACE TO BE CONSTRUCTED ALONGSIDE THE SURROUNDING BUILT FORM (TIMING TO BE AGREED WITH LPA)
- DENOTES EXTENT OF BRICK STORAGE & CONSTRUCTION CAR PARKING
- DENOTES PROPOSED SHOW HOUSE
- DENOTES PROPOSED SALES CENTRE

Page 68

177

CONSTRUCTION METHOD STATEMENT

Site Compound Parking:
The parking for Site Operatives will be located within the site compound area and it will be the responsibility of the site manager to monitor its capacity and ensure that existing residents are not inconvenienced by any overflowing in to the surrounding area.

Loading & unloading:
The loading and unloading of plant and materials will be undertaken on site within the proposed site compound. It will be the responsibility of the Site Manager to monitor this operation and ensure that existing residents are not inconvenienced.

Storage:
Material and plant will be stored on site within a secured area.

Wheel washing facilities:
A manual jet-wash & road sweeper will be available on site.

Dust & air suppression:
Air Pollution (dust control) will be addressed on the site via the use of dust sheets, damping down and skip covers. Site operatives will be instructed to keep to prepared surfaces such as roads and footpaths.

Recycling/disposal of waste resulting from demolition, site clearance, ground re-modelling:
Any waste generated as part of the project, predominantly through the excavation of foundations and drainage will be reused as far as reasonably practicable elsewhere to make up levels and as backfill. Excess material generated on site will be removed from site by the Groundworker and taken to a location identified within the site waste management plan.

Protective fencing to landscaped areas:
Air herras fencing will be erected (as indicated on the plan) around the site boundary to protect any existing and future landscaped areas and around the Site Compound itself.

Regular review of Site Waste Management Plan:
Taylor Wimpey operates a waste segregation policy controlled by Reconomy Solutions. Following completion of a site assessment, Reconomy Solutions will compile a Site Waste Management Plan including authorised waste carriers and hazardous waste guidelines.

The Site Waste Management Plan will be reviewed every 4 months using a set schedule to assess the progress and a site progress report will be produced highlighting waste tonnage, costs and recycling rates.

Working hours (deliveries, waste collection):
Working hours are 8:00-4:30 unless otherwise agreed with the Local Planning Authority. Deliveries and waste collection will take place within these times.

Noise method statements (construction noise levels):
Site activities that create excessive noise are not permitted to proceed until adequate control measures are approved by site management & communicated to all workers affected.

Site lighting:
Task lighting will be provided to compound area and security lighting will be installed as required.

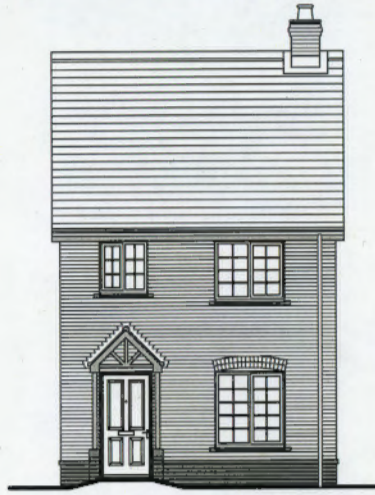
A	UPDATED IN ACCORDANCE WITH LATEST PLANNING LAYOUT.	CG	08.03.16
Rev.	Description	Inc.	Date
Site Name:	Station Road, Elmwell		
Drawing Title:	Construction Management & Phasing Layout		

Taylor Wimpey Taylor Wimpey East Anglia
Castle House, Kempen Way, Bury St Edmunds, Suffolk, IP32 7AR
Tel: 01284 773800 Web: www.taylorwimpey.co.uk

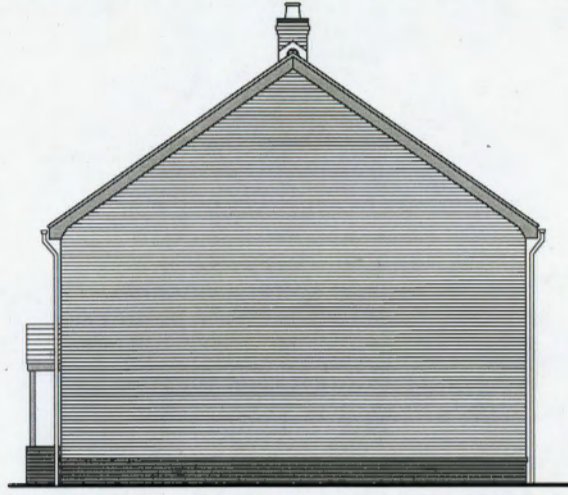
Scale: 1:1000 @ A1 Date: OCT 2015
Drawn by: DA Checked by: SL 20819/CMPL/01 Rev: A

CHARACTER AREA : STATION ROAD FRONTAGE

48



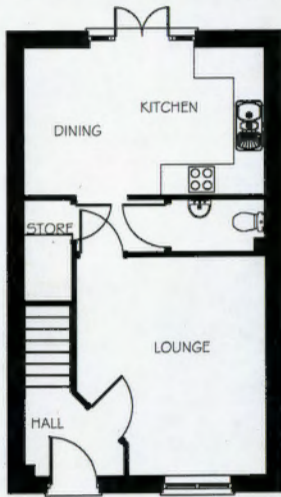
FRONT ELEVATION



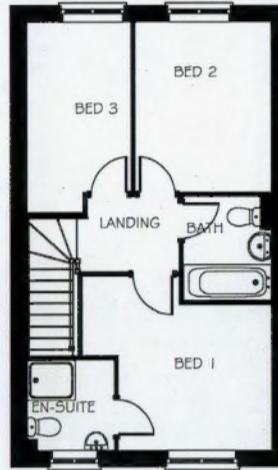
SIDE ELEVATION



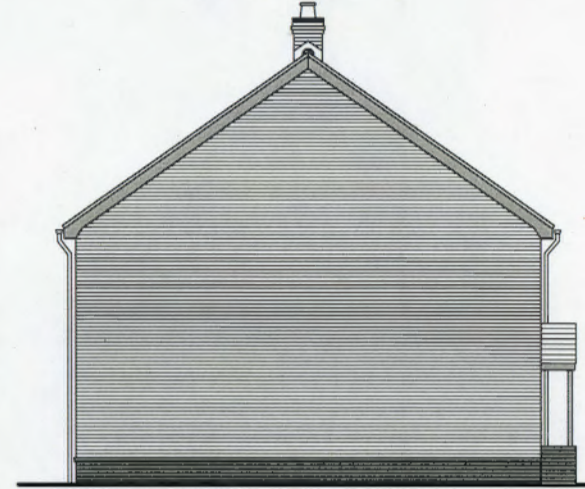
REAR ELEVATION



GROUND FLOOR PLAN



FIRST FLOOR PLAN



SIDE ELEVATION

House Type PA34 (Gosford) - Plots 2 & 3

Rev.	Description	Int.	Date

Site Name:	Station Road, Elmswell
Drawing Title:	House Type PA34 Station Road Frontage Character Area

Taylor Wimpey
 Taylor Wimpey East Anglia
 Castle House, Kempton Way, Bury St Edmunds, Suffolk, IP22 7AR
 Tel: 01284 773600 Fax: 01284 773660
 Web www.taylorwimpey.co.uk

Scale:	1:100 @ A3	Date:	30.09.15
Drawn by:	C.G	Checked by:	SPL
Dwg No:	PA34/SRF/01	Rev:	-
Issue Status:	<input type="checkbox"/> Preliminary <input type="checkbox"/> Tender <input type="checkbox"/> Construction <input type="checkbox"/> AsBuilt		

70



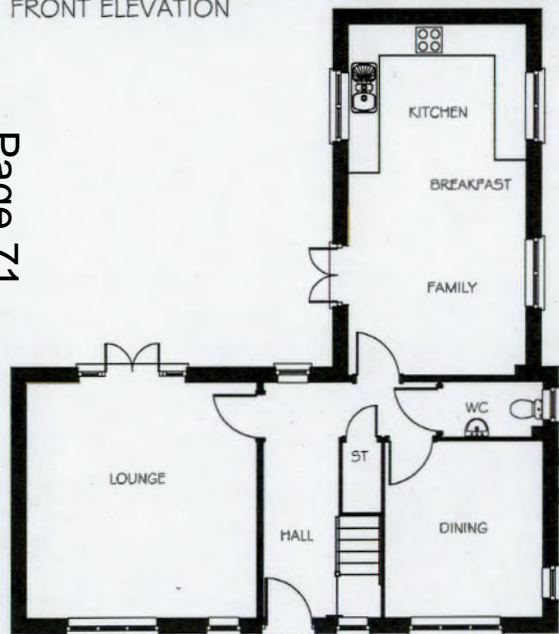
FRONT ELEVATION



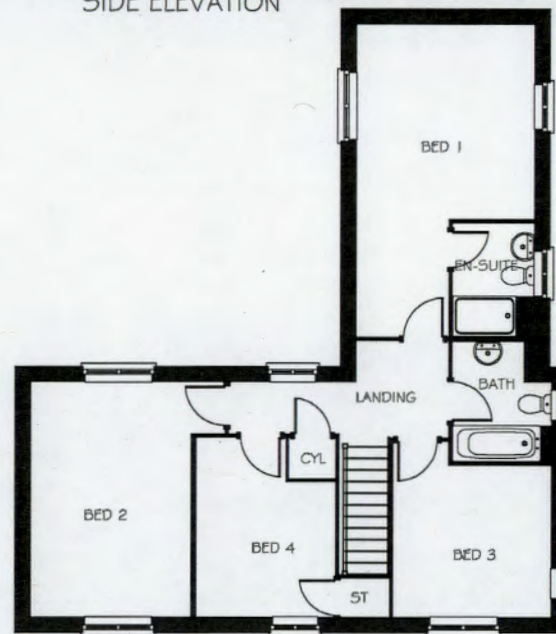
SIDE ELEVATION



REAR ELEVATION



GROUND FLOOR PLAN



FIRST FLOOR PLAN



SIDE ELEVATION

Page 71

50

House Type PT43 (Langdale) - Plots 1 & 4

Rev.	Description	Int.	Date

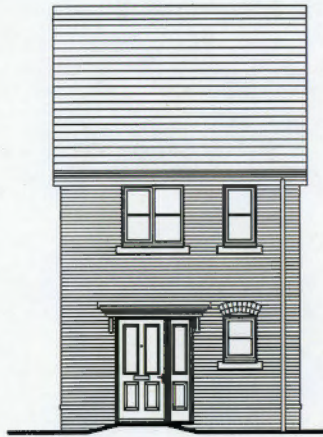
Site Name:	Station Road, Elmswell
Drawing Title:	House Type PT43 Station Road Frontage Character Area

Taylor Wimpey
 Taylor Wimpey East Anglia
 Castle House, Kempton Way, Bury St Edmunds, Suffolk, IP32 7AR
 Tel: 01284 773800 Fax: 01284 772960
 Web: www.taylorwimpey.co.uk

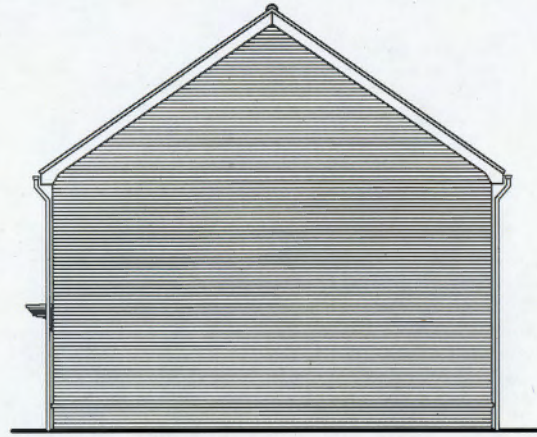
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Drawn by:	CG	Checked by:	SPL
Dwg No.:	PT43/SRF/01	Rev.:	-
Issue Status:			
<input type="checkbox"/> Preliminary <input type="checkbox"/> Tender <input type="checkbox"/> Construction <input type="checkbox"/> AsBuilt			

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CHARACTER AREA : TREE LINED AVENUE



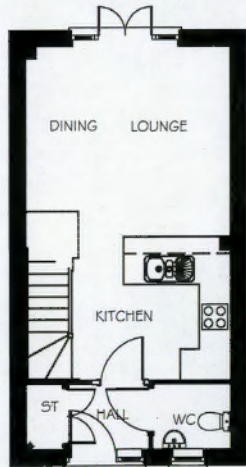
FRONT ELEVATION



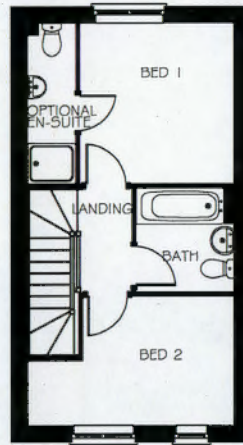
SIDE ELEVATION



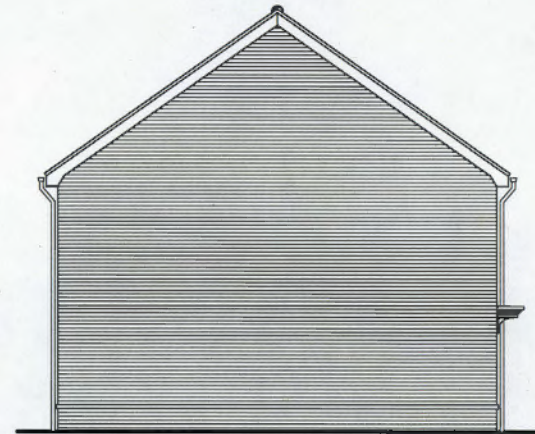
REAR ELEVATION



GROUND FLOOR PLAN



FIRST FLOOR PLAN



SIDE ELEVATION

House Type PA22 (Belford) - Plots 178, 179, 180 & 181

Rev.	Description	Int.	Date

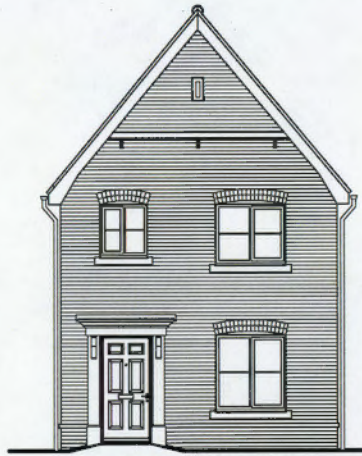
Site Name:	Station Road, Elmswell
Drawing Title:	House Type PA22 Tree Lined Avenue Character Area

Taylor Wimpey
 Taylor Wimpey East Anglia
 Castle House, Kempton Way, Bury St Edmunds, Suffolk IP22 7AR
 Tel: 01284 773600 Fax: 01284 773860
 Web: www.taylorwimpey.co.uk

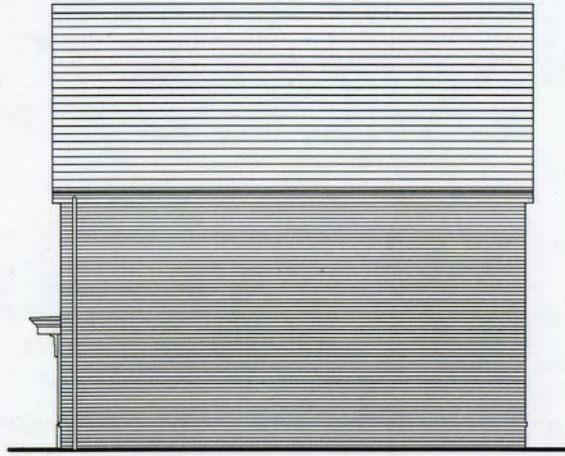
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Drawn by:	CG	Checked by:	SPL
Dwg No:	PA22/TLA/01	Rev:	-
Issue Status:			
<input type="checkbox"/> Preliminary <input type="checkbox"/> Tender <input type="checkbox"/> Construction <input type="checkbox"/> AsBuilt			

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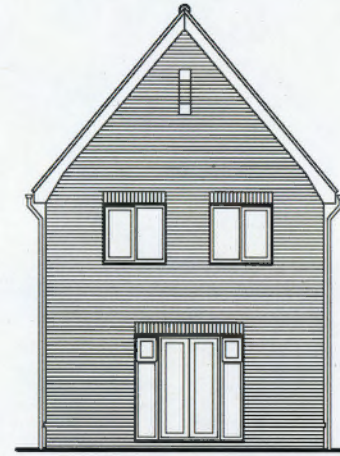
52



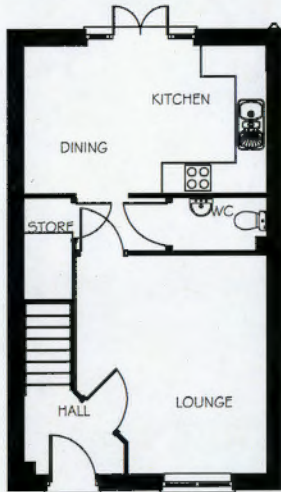
FRONT ELEVATION



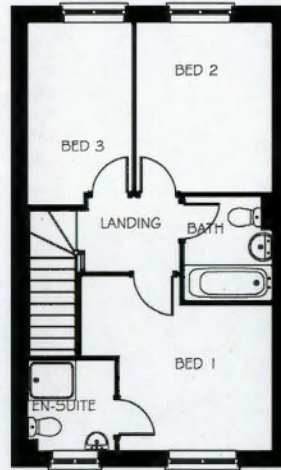
SIDE ELEVATION



REAR ELEVATION



GROUND FLOOR PLAN



FIRST FLOOR PLAN



SIDE ELEVATION

House Type PA34 (Gosford) - Plots 173, 177 & 182

Rev.	Description	Int.	Date

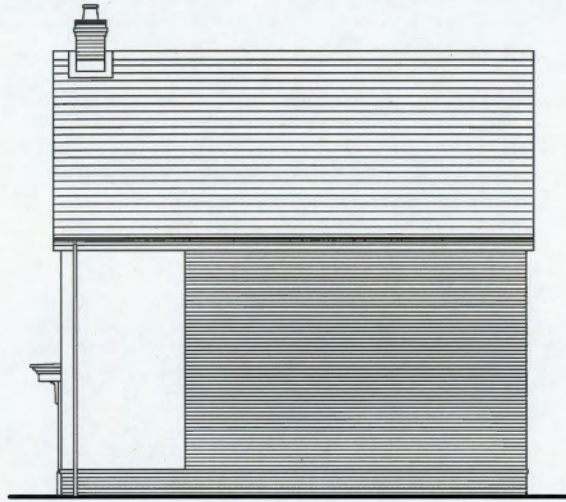
Site Name:	Station Road, Elmswell
Drawing Title:	House Type PA34 Tree Lined Avenue Character Area

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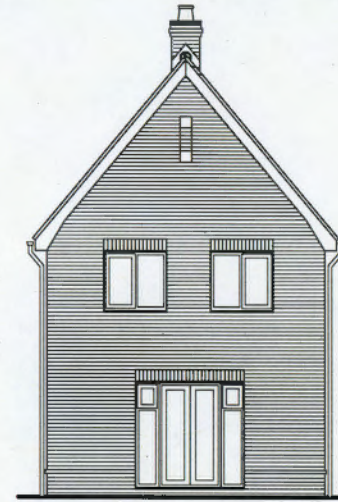
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Drawn by:	CG	Checked by:	SPL
Dwg No:	PA34/TLA/01	Rev:	-
Issue Status:			
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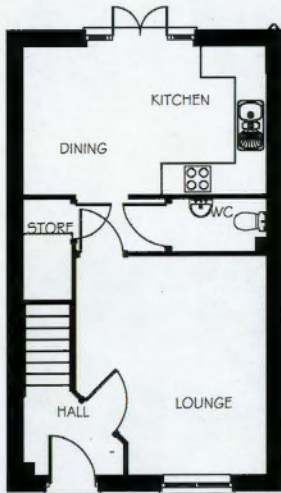
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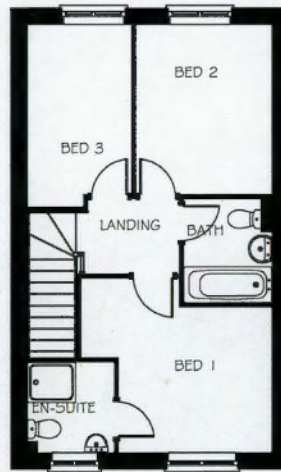
SIDE ELEVATION



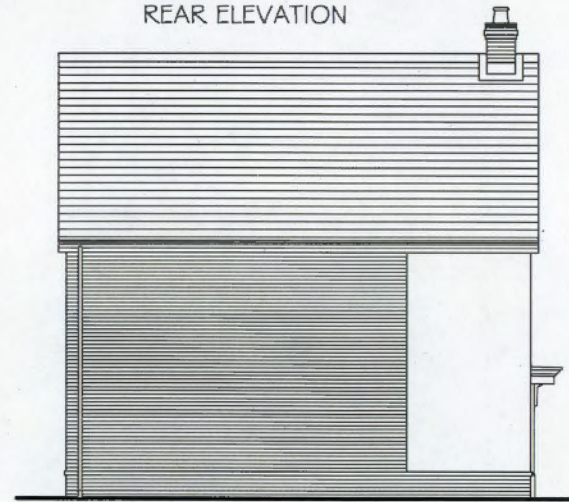
REAR ELEVATION



GROUND FLOOR PLAN



FIRST FLOOR PLAN



SIDE ELEVATION

House Type PA34 (Gosford) - Plot 175

Rev.	Description	Int.	Date

Site Name:	Station Road, Elmswell
Drawing Title:	House Type PA34 Tree Lined Avenue Character Area

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Drawn by:	CG	Checked by:	SPL
Dwg No:	PA34/TLA/02	Rev:	-
Issue Status:			
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54



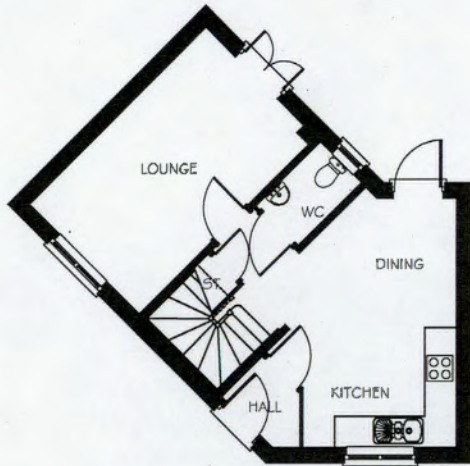
FRONT ELEVATION A



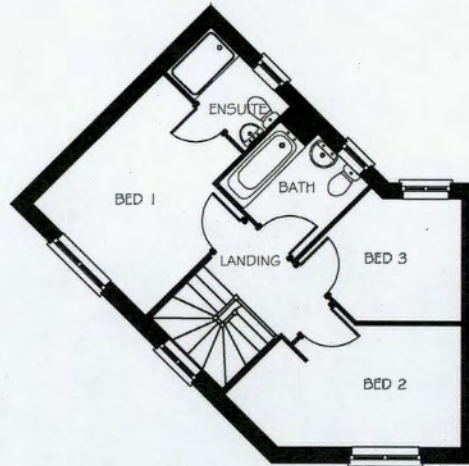
SIDE/REAR ELEVATION A



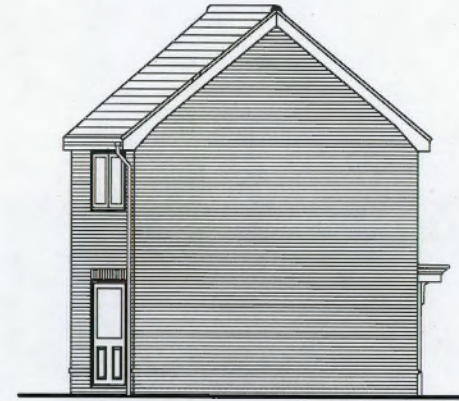
FRONT ELEVATION B



GROUND FLOOR PLAN



FIRST FLOOR PLAN



SIDE/REAR ELEVATION B

House Type PT35 (Rosedale) - Plots 172, 174 & 176

Rev.	Description	Int.	Date

Site Name:	Station Road, Elmswell
Drawing Title:	House Type PT35 Tree Lined Avenue Character Area

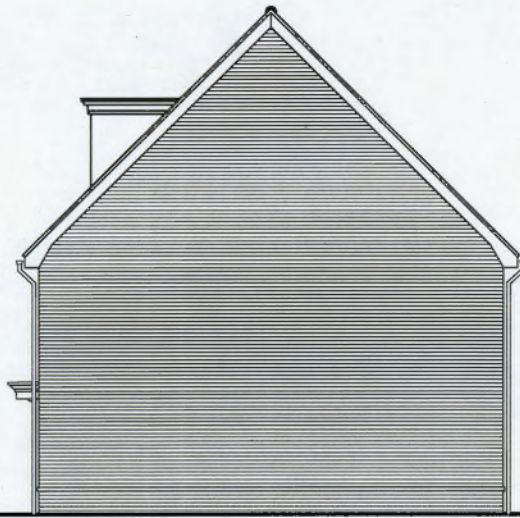
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Drawn by:	CG	Checked by:	SPL
Dwg No:	PT35/TLA/01	Rev:	-
Issue Status:			
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55



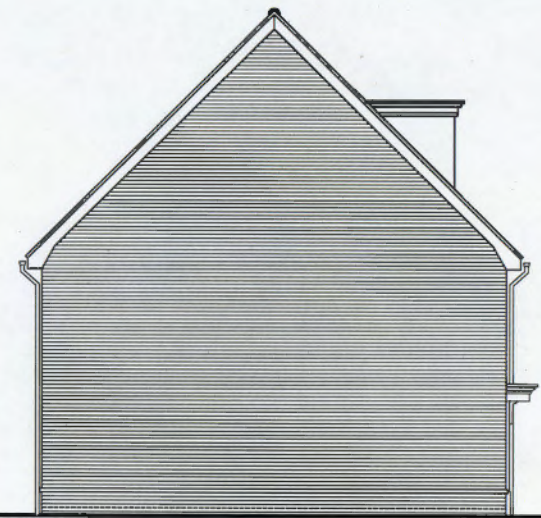
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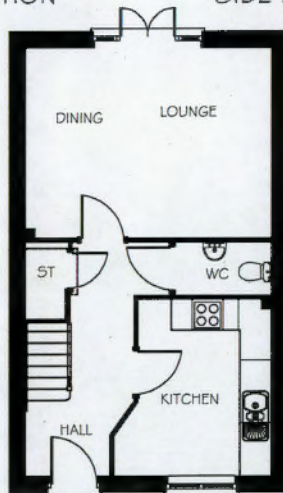
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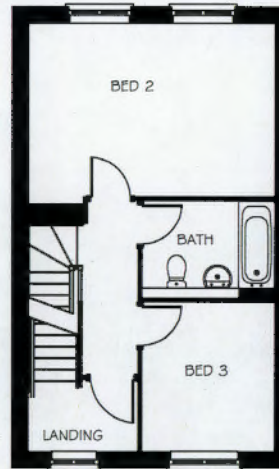
REAR ELEVATION



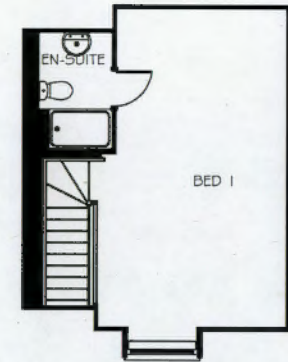
SIDE ELEVATION



GROUND FLOOR PLAN



FIRST FLOOR PLAN



SECOND FLOOR PLAN

Page 77

56

House Type PB33G (Crofton - G) - Plots 145, 146, 147, 148, 183, 184, 185 & 186

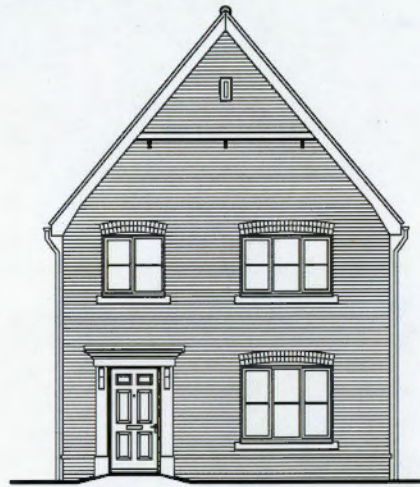
Rev.	Description	Int.	Date

Site Name:	Station Road, Elmswell
Drawing Title:	House Type PB33G Tree Lined Avenue Character Area

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Drawn by:	CG	Checked by:	SPL
Dwg No:	PB33G/TLA/01	Rev:	-
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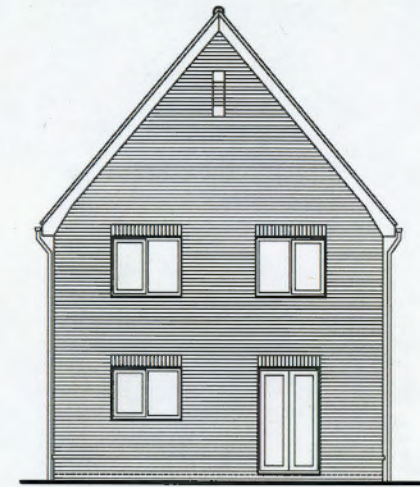
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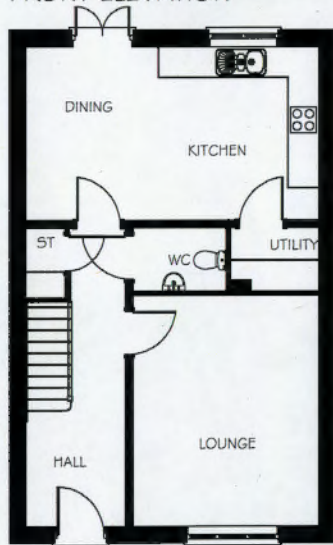
FRONT ELEVATION



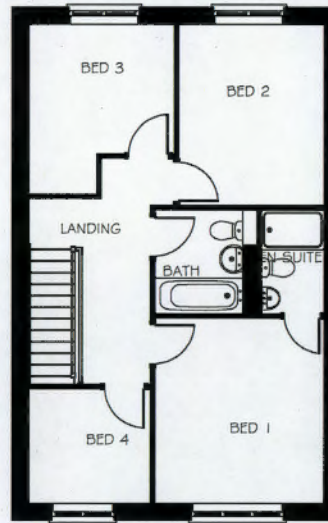
SIDE ELEVATION



REAR ELEVATION



GROUND FLOOR PLAN



FIRST FLOOR PLAN



SIDE ELEVATION

Page 78

57

House Type PA44 (Midford) - Plots 76, 79, 122, 123, 125 & 142

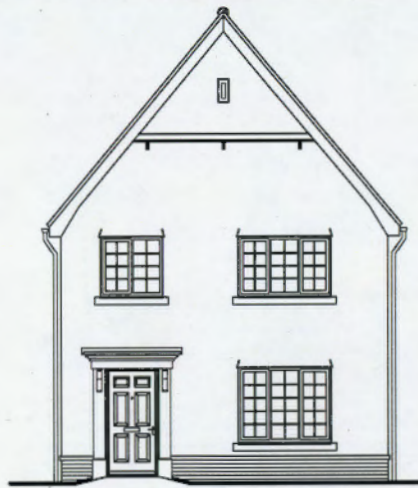
Rev.	Description	Int.	Date

Site Name:	Station Road, Elmswell
Drawing Title:	House Type PA44 Tree Lined Avenue Character Area

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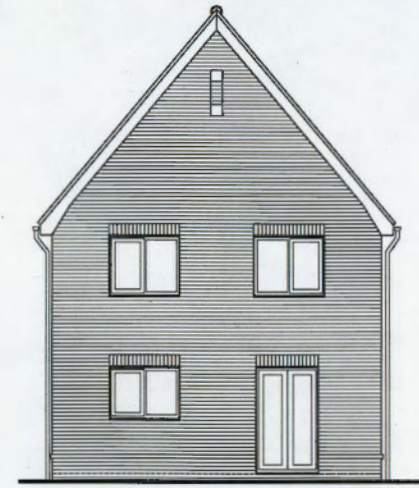
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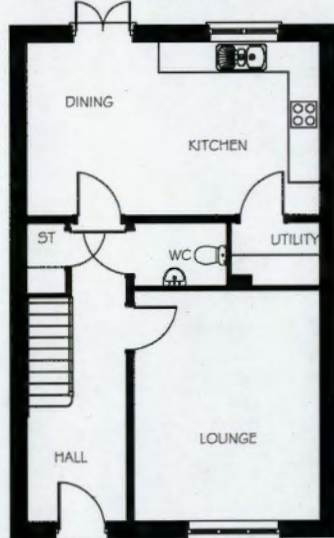
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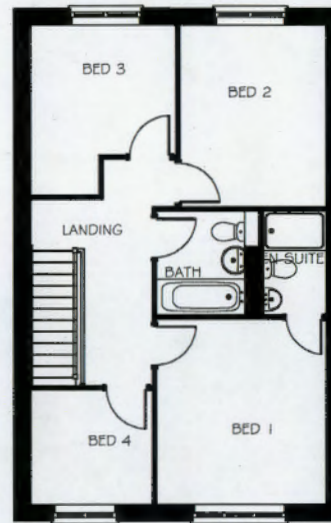
SIDE ELEVATION



REAR ELEVATION



GROUND FLOOR PLAN



FIRST FLOOR PLAN



SIDE ELEVATION

House Type PA44 (Midford) - Plot 188

Rev.	Description	Int.	Date

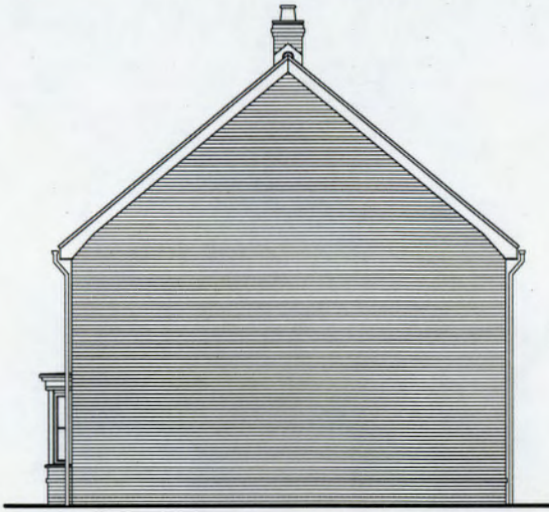
Site Name:	Station Road, Elmswell
Drawing Title:	House Type PA44 Tree Lined Avenue Character Area

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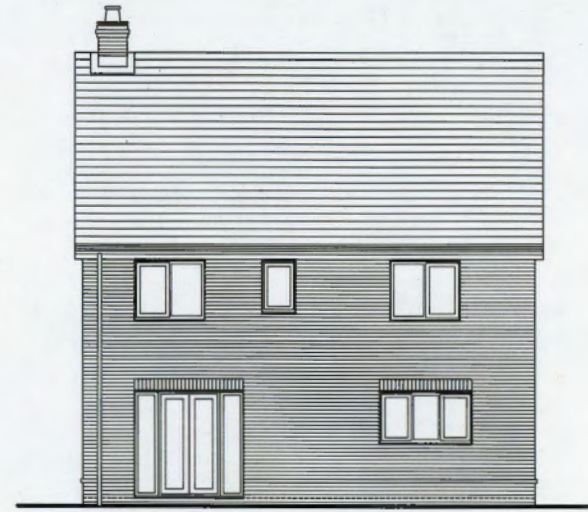
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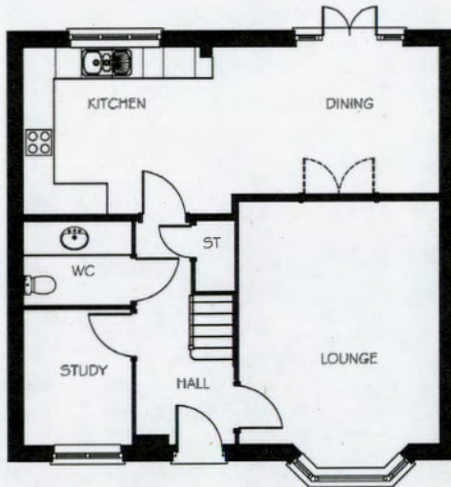
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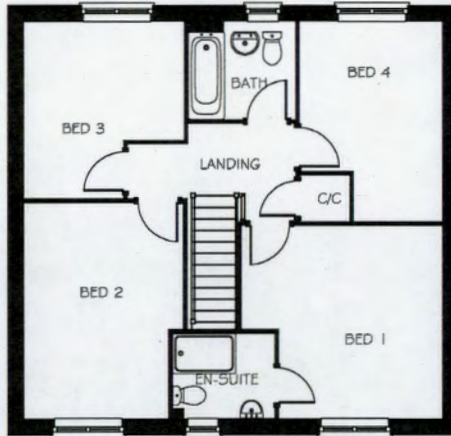
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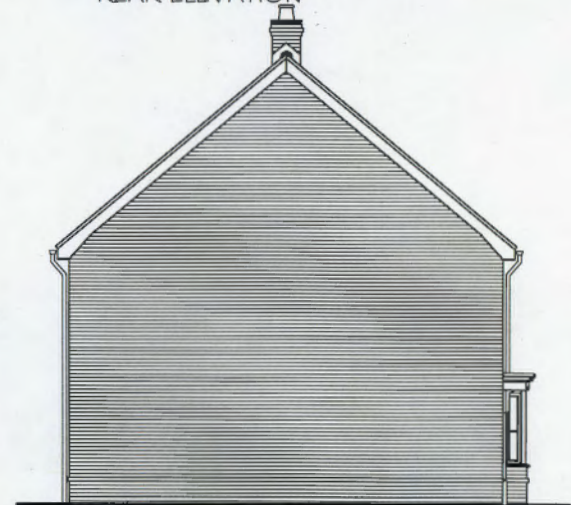
REAR ELEVATION



GROUND FLOOR PLAN



FIRST FLOOR PLAN



SIDE ELEVATION

House Type PA48 (Shelford) - Plots 187 & 189

Rev.	Description	Int.	Date

Site Name:	Station Road, Elmswell
Drawing Title:	House Type PA48 Tree Lined Avenue Character Area

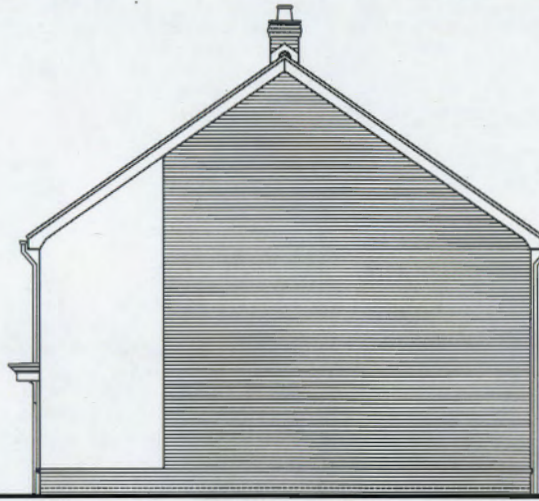
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Drawn by:	CG	Checked by:	SPL
Dwg No:	PA48/TLA/01	Rev:	-
Issue Status:			
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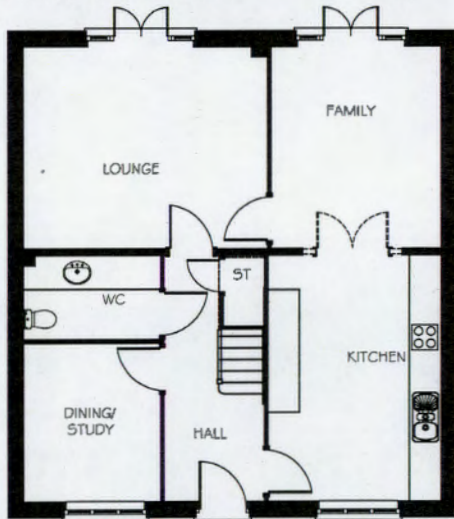
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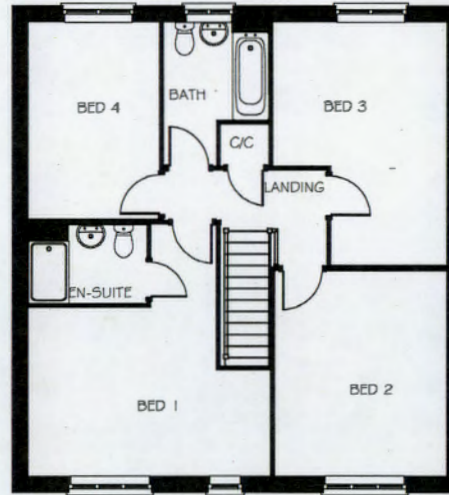
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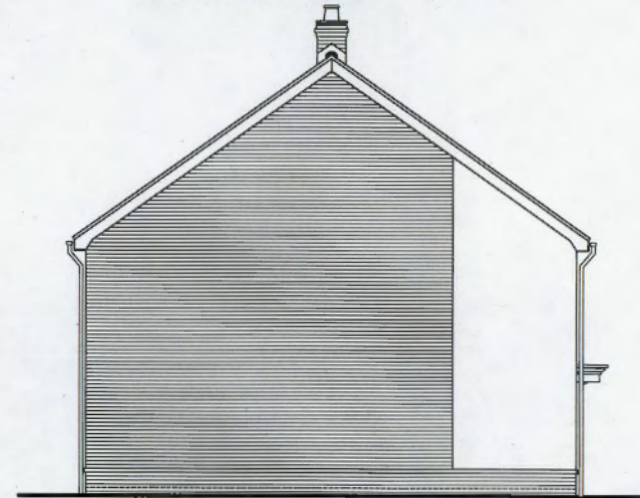
REAR ELEVATION



GROUND FLOOR PLAN



FIRST FLOOR PLAN



SIDE ELEVATION

House Type PA49 (Thornford) - Plots 77, 78, 124, 143 & 144

Rev.	Description	Int.	Date

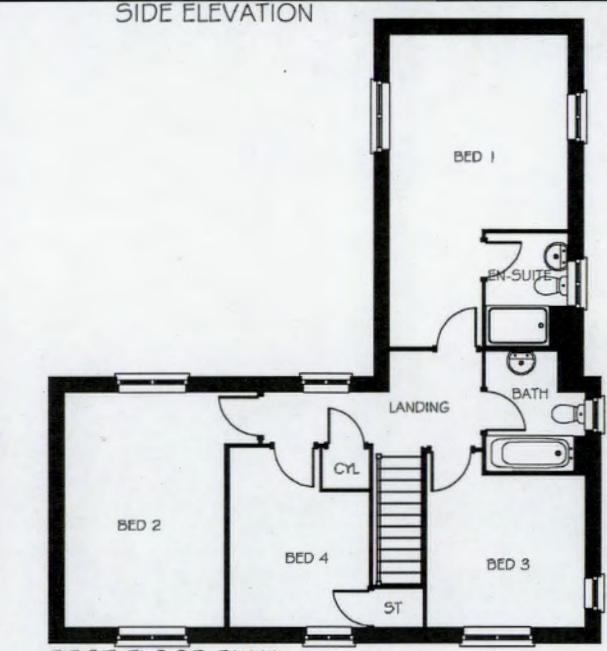
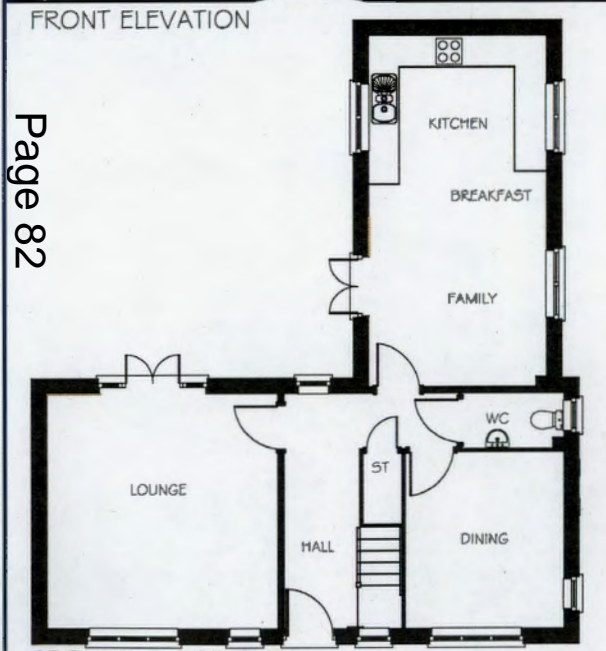
Site Name:	Station Road, Elmswell
Drawing Title:	House Type PA49 Tree Lined Avenue Character Area

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Drawn by:	CG	Checked by:	SPL
Dwg No.:	PA49/TLA/01	Rev:	-
Issue Status:			
<input type="checkbox"/> Preliminary <input type="checkbox"/> Tender <input type="checkbox"/> Construction <input type="checkbox"/> AsBuilt			

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60



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61

House Type PT43 (Langdale) - Plots 81, 119 & 139

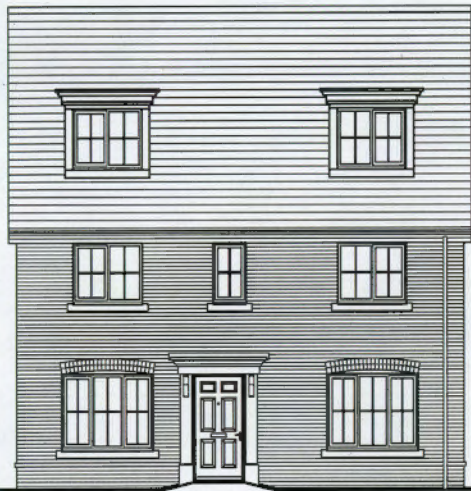
Rev.	Description	Int.	Date

Site Name:	Station Road, Elmswell
Drawing Title:	House Type PT43 Tree Lined Avenue Character Area

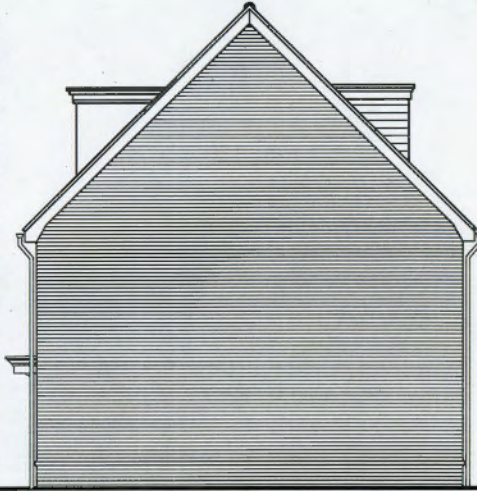
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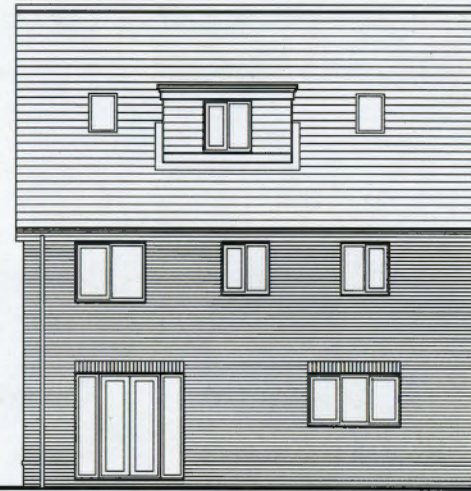
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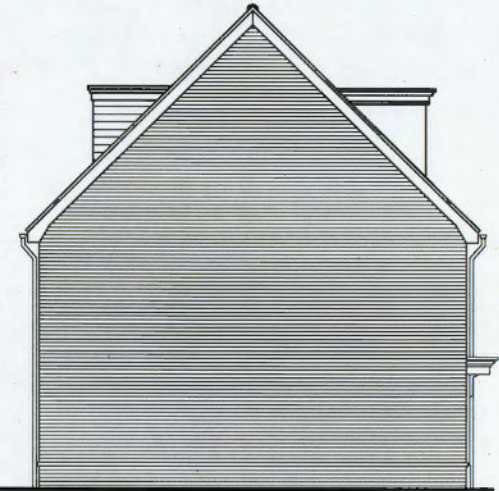
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SIDE ELEVATION

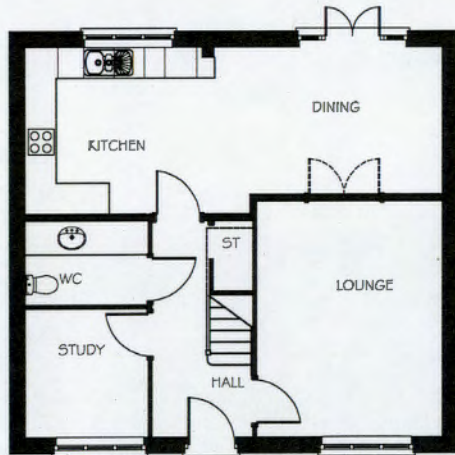


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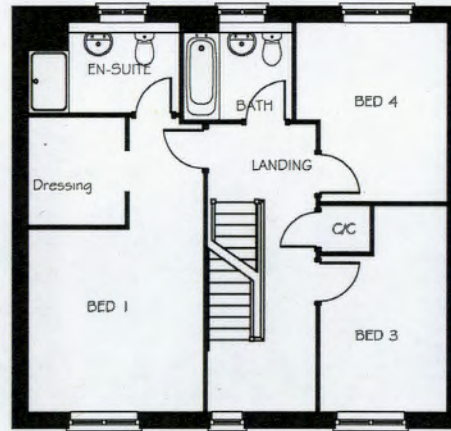


SIDE ELEVATION

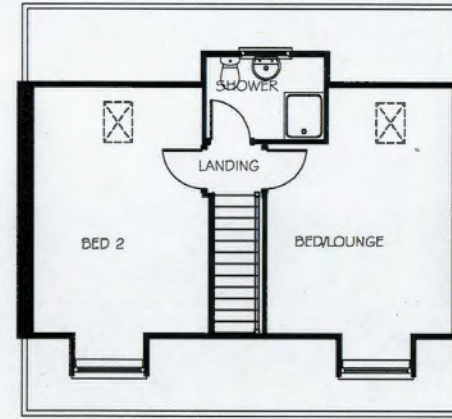
Page 83



GROUND FLOOR PLAN



FIRST FLOOR PLAN



SECOND FLOOR PLAN

House Type PB52 (Wilton) - Plots 75, 80, 120, 121, 140 & 141

62

Rev.	Description	Int.	Date

Site Name:	Station Road, Elmswell
Drawing Title:	House Type PB52 Tree Lined Avenue Character Area

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Drawn by:	CG	Checked by:	SPL	
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Issue Status:				
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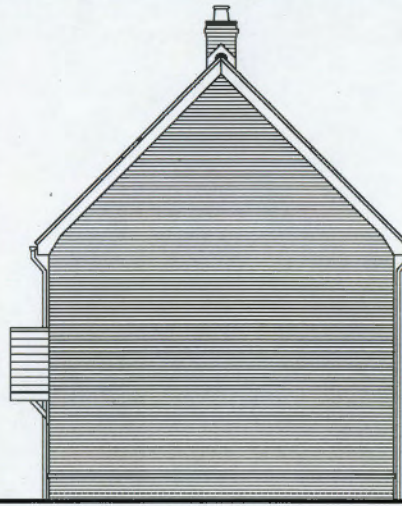
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CHARACTER AREA : COMMUNITY GREEN

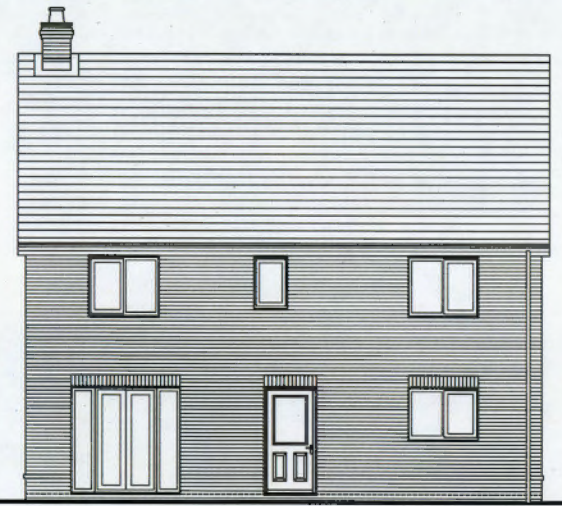
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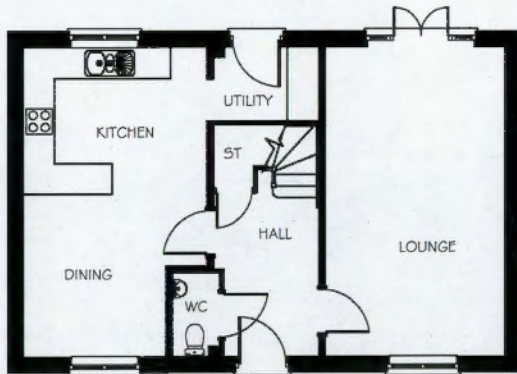
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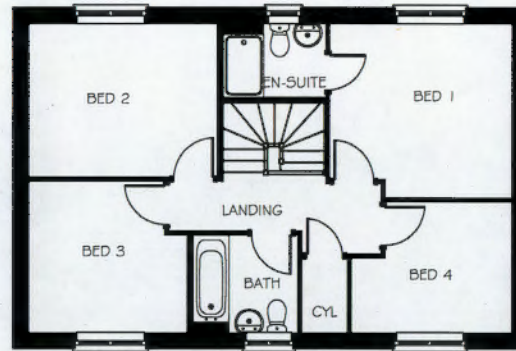
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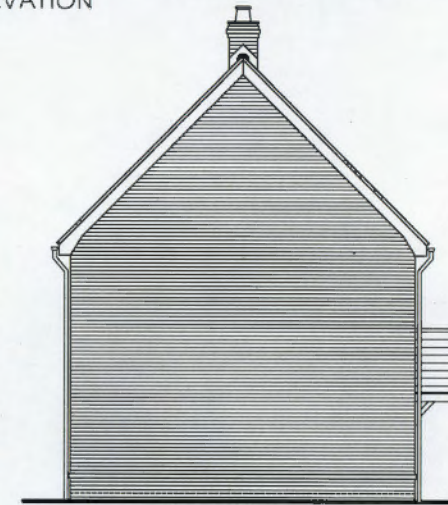
REAR ELEVATION



GROUND FLOOR PLAN



FIRST FLOOR PLAN



SIDE ELEVATION

House Type PT41 (Eskdale) - Plots 149, 150, 152, 158 & 160

Rev.	Description	Int.	Date

Site Name:	Station Road, Elmswell
Drawing Title:	House Type PT41 Community Green Character Area

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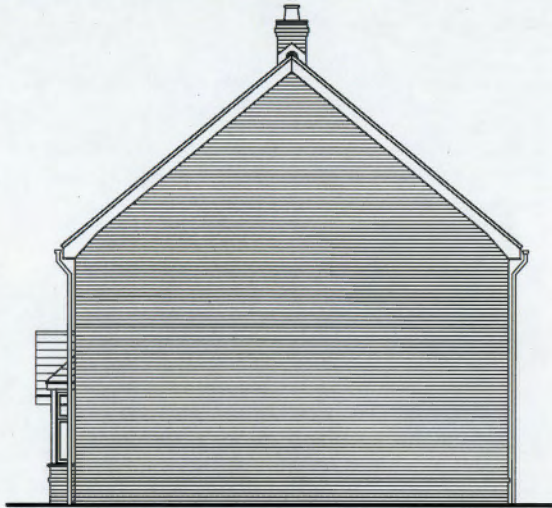
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Dwg No:	PT41/CG/01	Rev:	-
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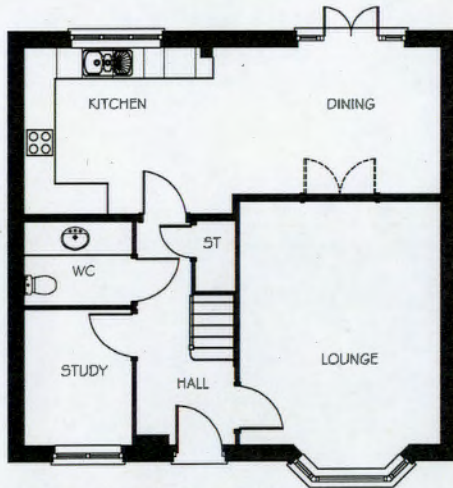
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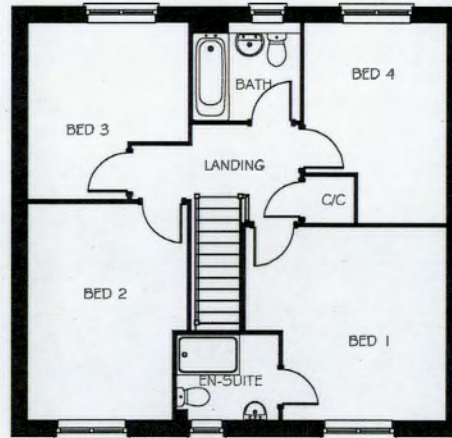
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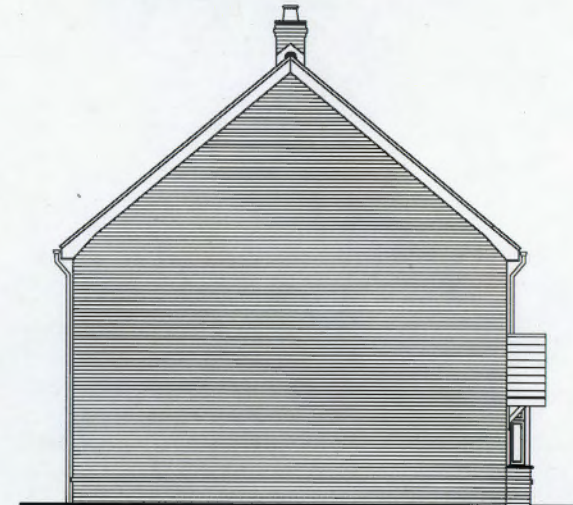
REAR ELEVATION



GROUND FLOOR PLAN



FIRST FLOOR PLAN



SIDE ELEVATION

House Type PA48 (Shelford) - Plots 18 & 19

Rev.	Description	Int.	Date

Site Name:	Station Road, Elmswell
Drawing Title:	House Type PA48 Community Green Character Area

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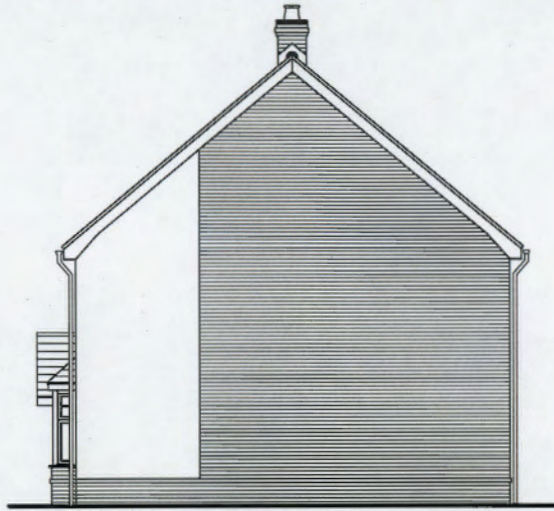
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Issue Status:			
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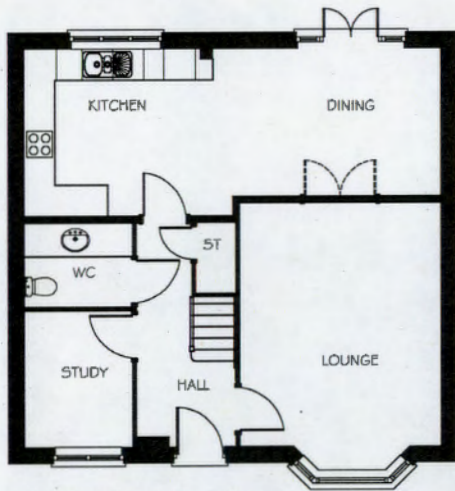
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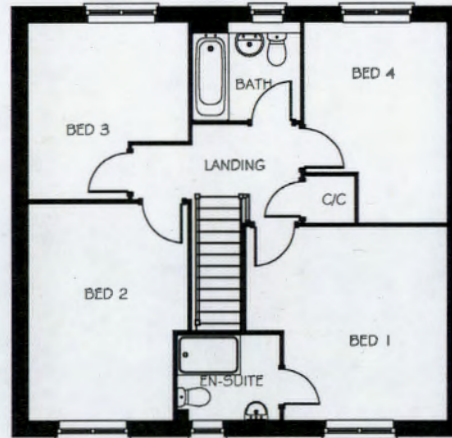
SIDE ELEVATION



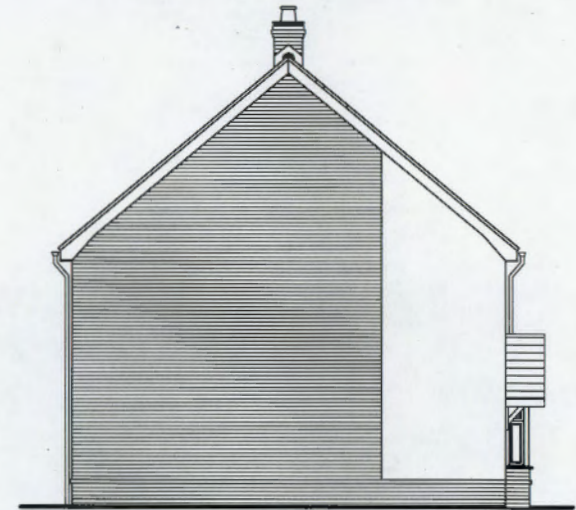
REAR ELEVATION



GROUND FLOOR PLAN



FIRST FLOOR PLAN



SIDE ELEVATION

House Type PA48 (Shelford) - Plots 5, 6, 8 & 9

Rev.	Description	Int.	Date

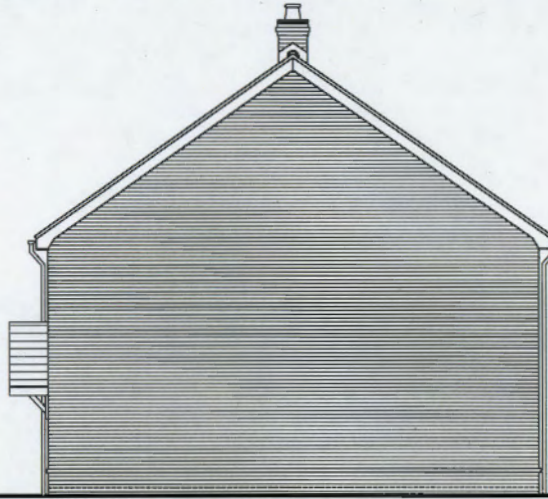
Site Name:	Station Road, Elmswell
Drawing Title:	House Type PA48 Community Green Character Area

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Drawn by:	CG	Checked by:	SPL
Dwg No:	PA48/CG/02	Rev:	-
Issue Status:			
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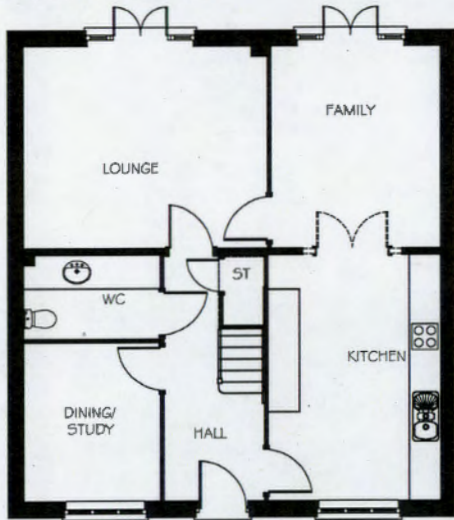
FRONT ELEVATION



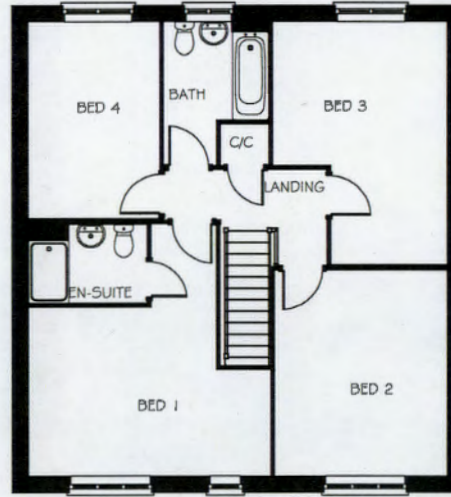
SIDE ELEVATION



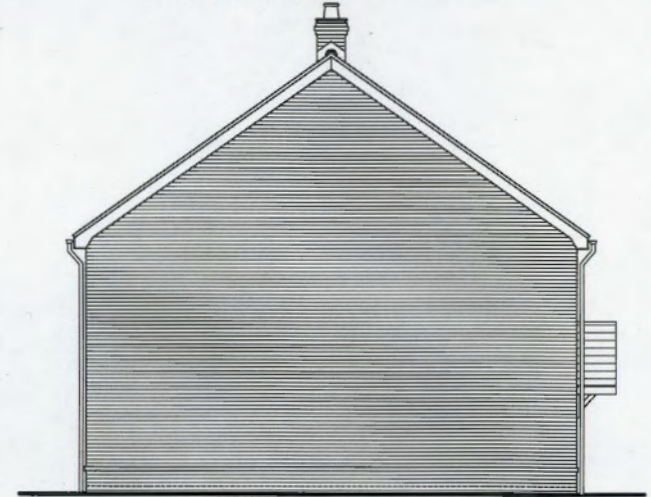
REAR ELEVATION



GROUND FLOOR PLAN



FIRST FLOOR PLAN



SIDE ELEVATION

House Type PA49 (Thornford) - Plots 10, 11, 15, 16 & 157

Rev.	Description	Int.	Date

Site Name:	Station Road, Elmswell
Drawing Title:	House Type PA49 Community Green Character Area

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Drawn by:	CG	Checked by:	SPL
Dwg No:	PA49/CG/01	Rev:	-
Issue Status:			
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67



FRONT ELEVATION

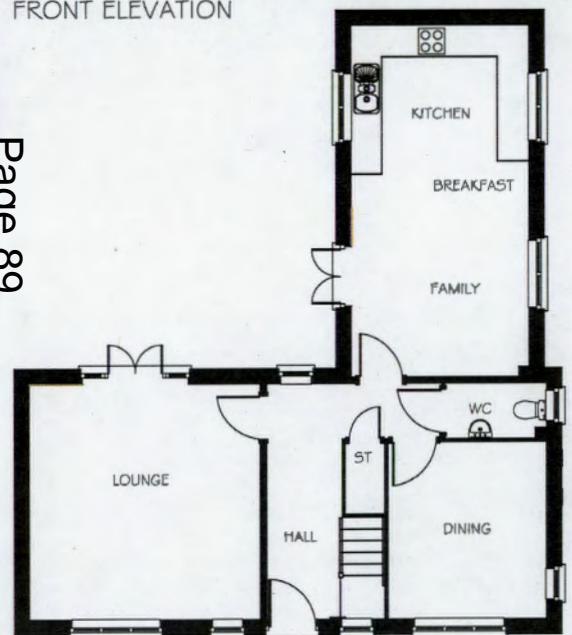
SIDE ELEVATION

REAR ELEVATION

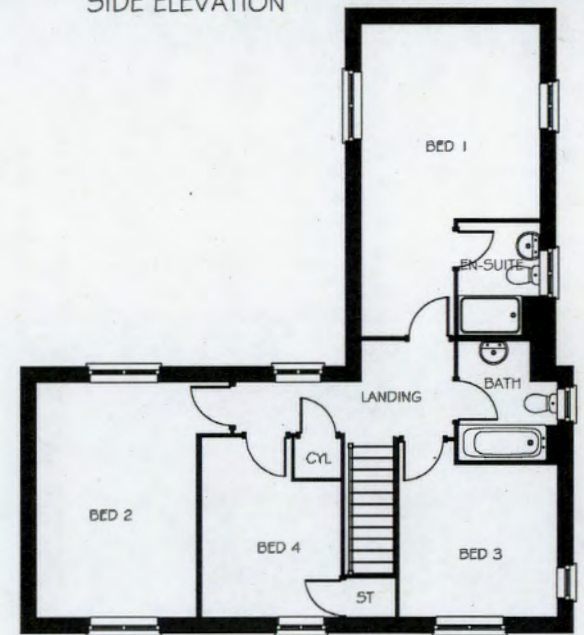


SIDE ELEVATION

Page 89



GROUND FLOOR PLAN



FIRST FLOOR PLAN

House Type PT43 (Langdale) - Plot 151, 153 & 190

Rev.	Description	Int.	Date

Site Name:	Station Road, Elmswell
Drawing Title:	House Type PT43 Community Green Character Area

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Dwg No:	PT43/CG/01	Rev:	-
Issue Status:			
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FRONT ELEVATION

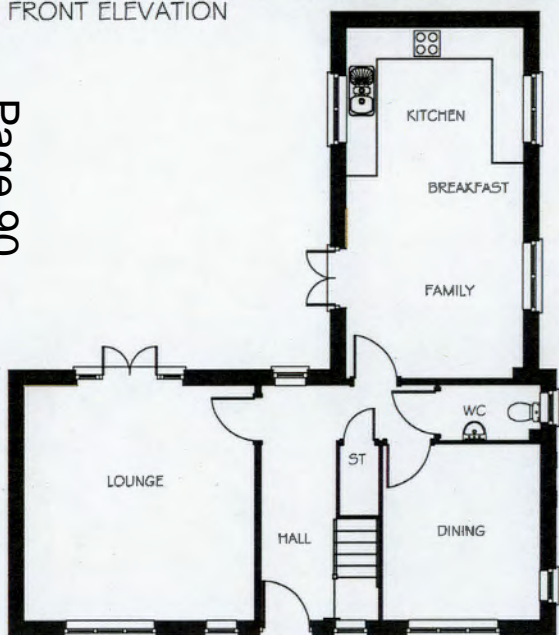


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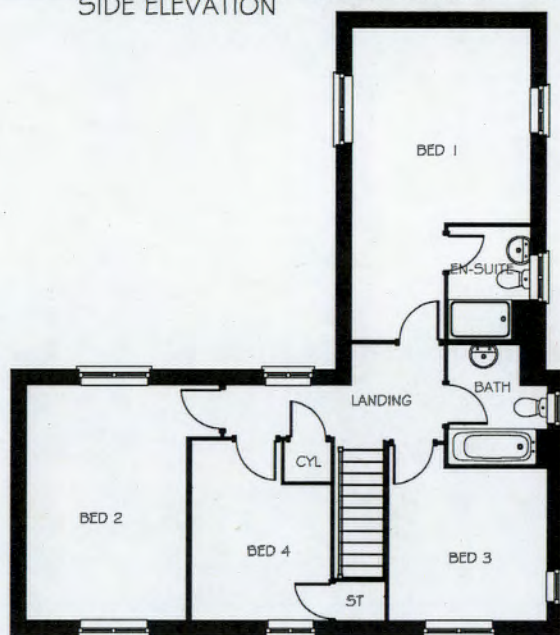


REAR ELEVATION

Page 90



GROUND FLOOR PLAN



FIRST FLOOR PLAN



SIDE ELEVATION

69

House Type PT43 (Langdale) - Plots 20 & 156

Rev.	Description	Int.	Date

Site Name:	Station Road, Elmswell
Drawing Title:	House Type PT43 Community Green Character Area

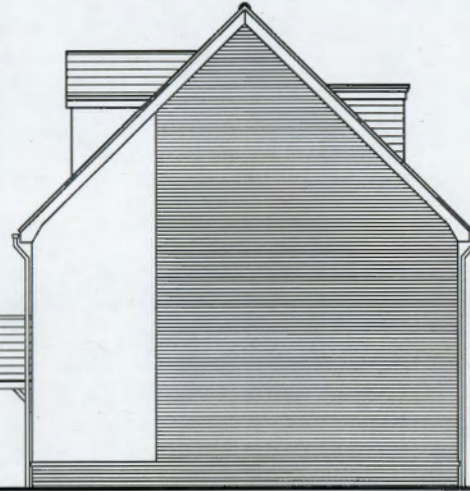
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Drawn by:	CG	Checked by:	SPL
Dwg No:	PT43/CG/02	Rev:	-
Issue Status:			
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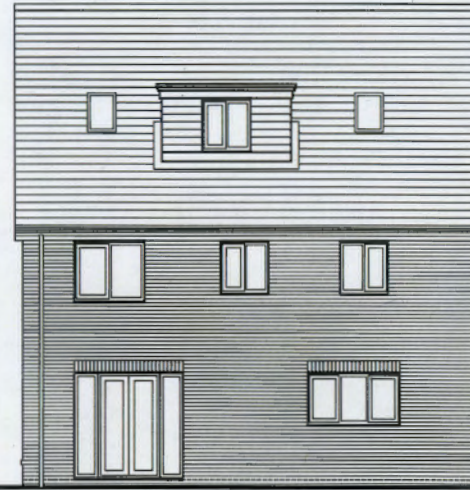
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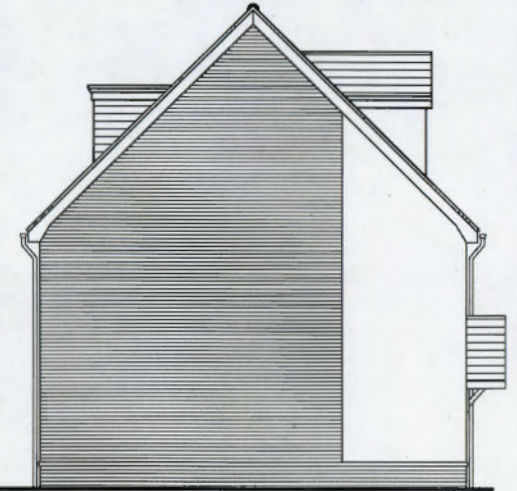
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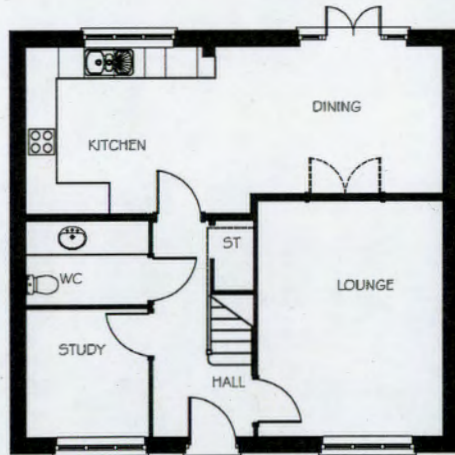
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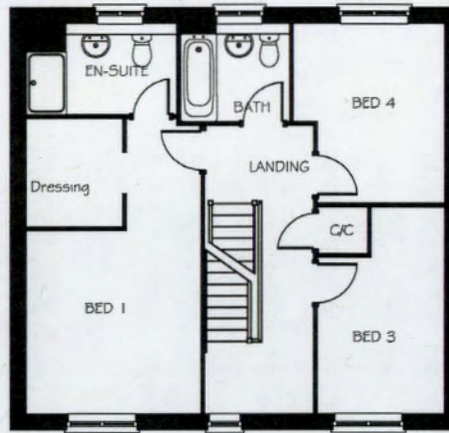
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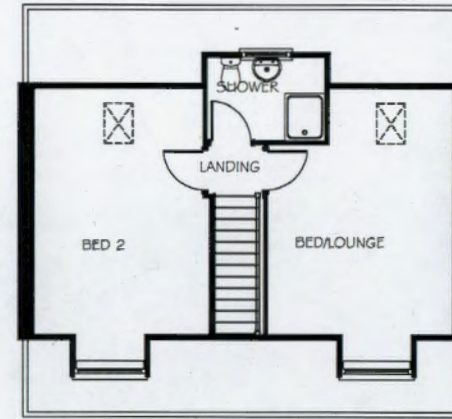
SIDE ELEVATION



GROUND FLOOR PLAN



FIRST FLOOR PLAN



SECOND FLOOR PLAN

House Type PB52 (Wilton) - Plots 12, 13, 14, 17, 154 & 155

Page 91

70

Rev.	Description	Int.	Date

Site Name:	Station Road, Elmswell
Drawing Title:	House Type PB52 Community Green Character Area

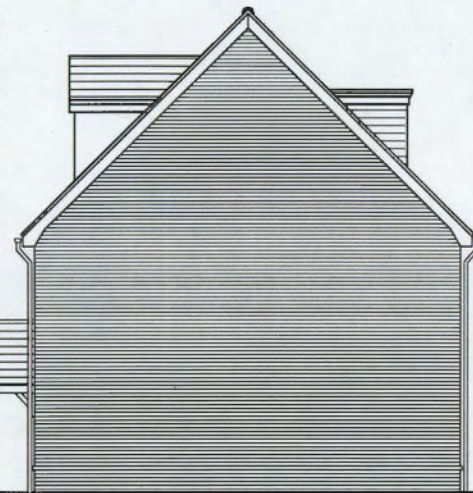
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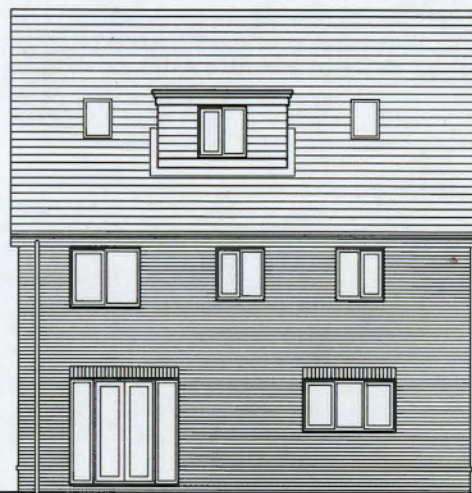
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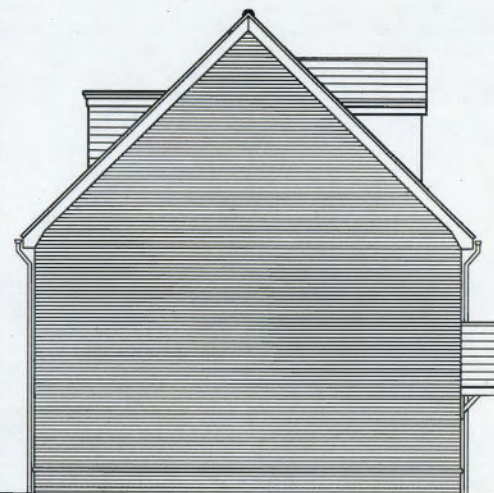
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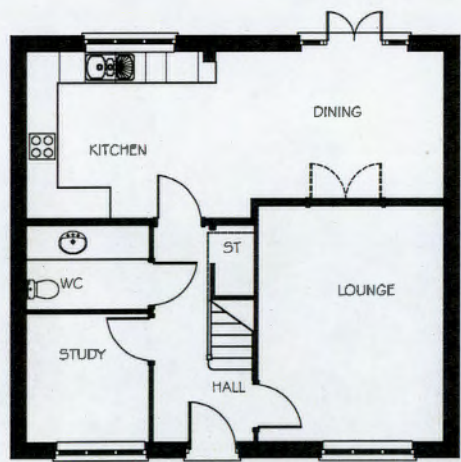
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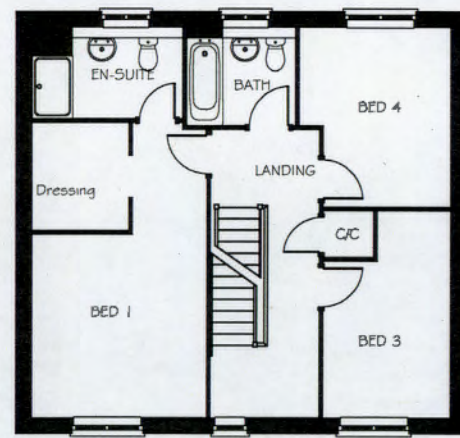
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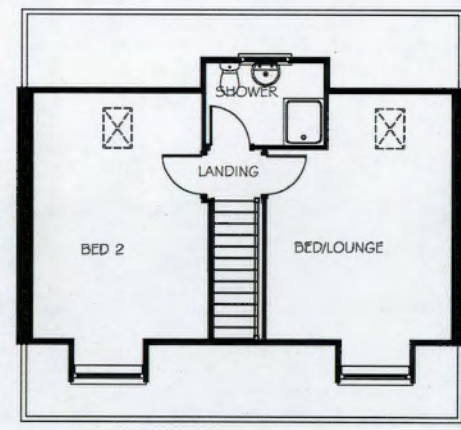
SIDE ELEVATION



GROUND FLOOR PLAN



FIRST FLOOR PLAN



SECOND FLOOR PLAN

House Type PB52 (Wilton) - Plot 7

Rev.	Description	Int.	Date

Site Name:	Station Road, Elmswell
Drawing Title:	House Type PB52 Community Green Character Area

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Dwg No.:	PB52/CG/02	Rev:	-
Issue Status:			
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71

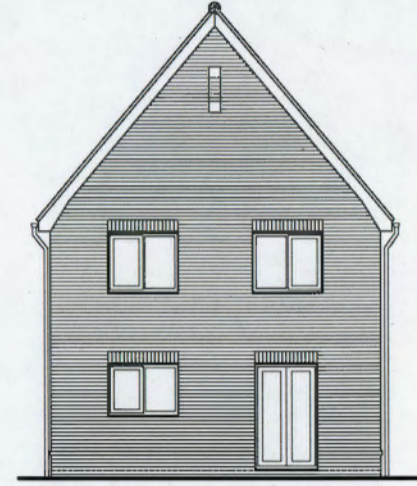
CHARACTER AREA : COUNTRYSIDE EDGE



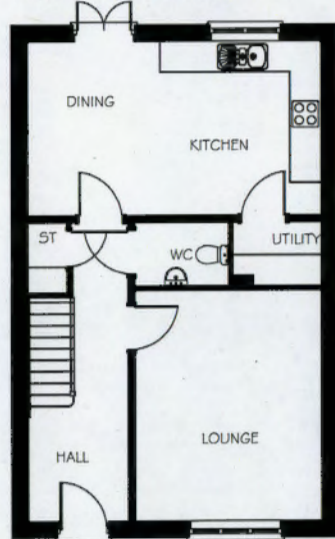
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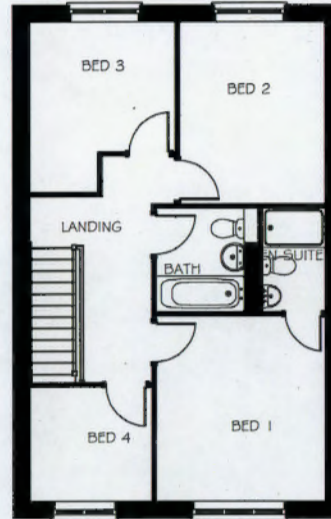
SIDE ELEVATION



REAR ELEVATION



GROUND FLOOR PLAN



FIRST FLOOR PLAN



SIDE ELEVATION

House Type PA44 (Midford) - Plots 72, 129, 131 & 136

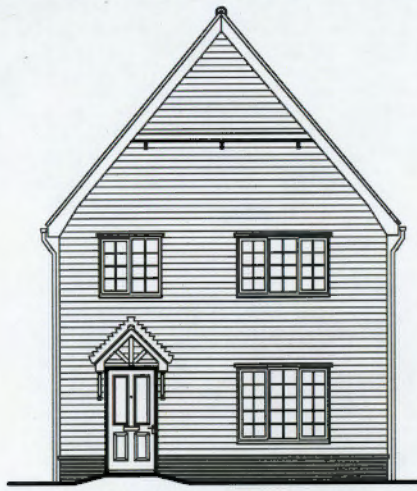
Rev.	Description	Int.	Date

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Drawing Title:	House Type PA44 Countryside Edge Character Area

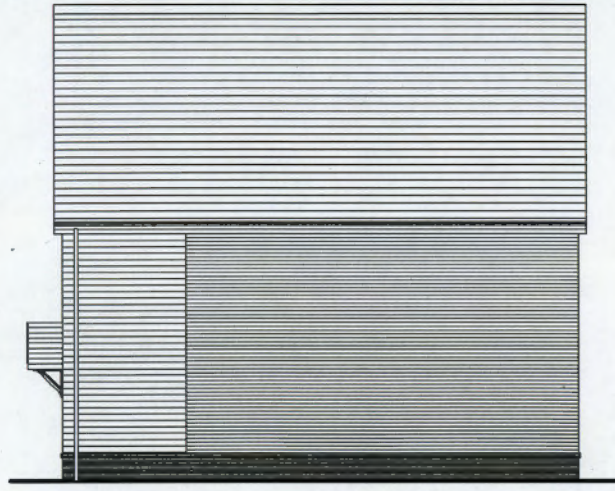
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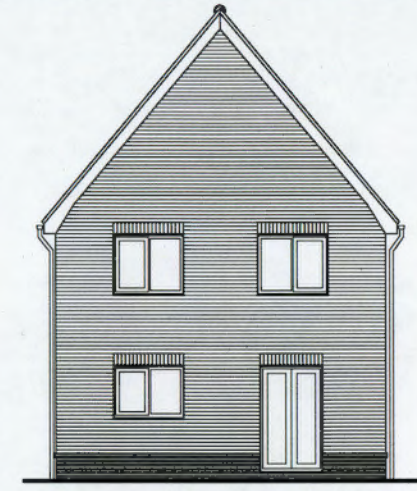
73



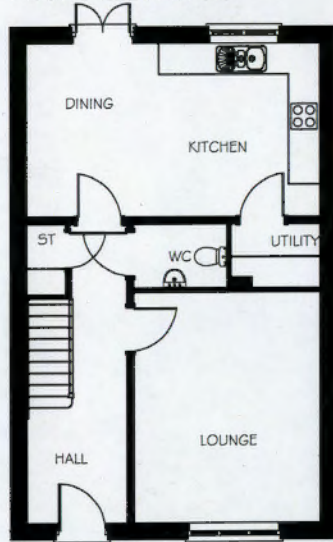
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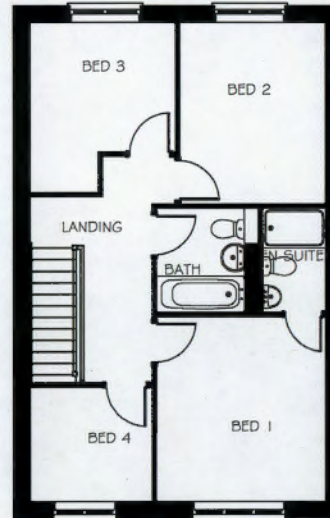
SIDE ELEVATION



REAR ELEVATION



GROUND FLOOR PLAN



FIRST FLOOR PLAN



SIDE ELEVATION

Page 95

74

House Type PA44 (Midford) - Plots 69, 70, 112 & 113

Rev.	Description	Int.	Date

Site Name:	Station Road, Elmswell
Drawing Title:	House Type PA44 Countryside Edge Character Area

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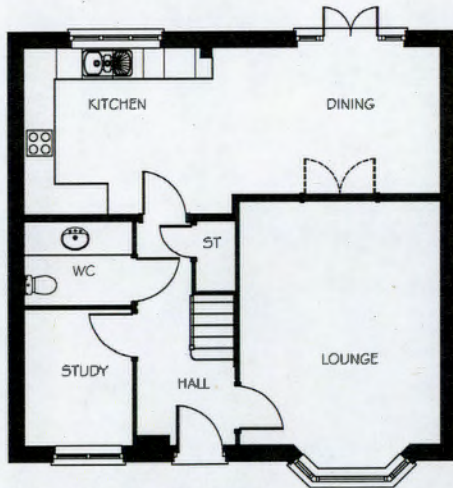
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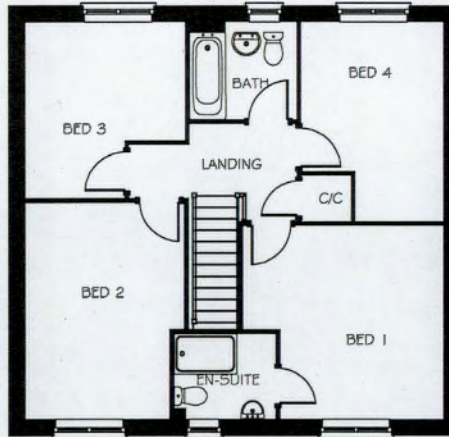
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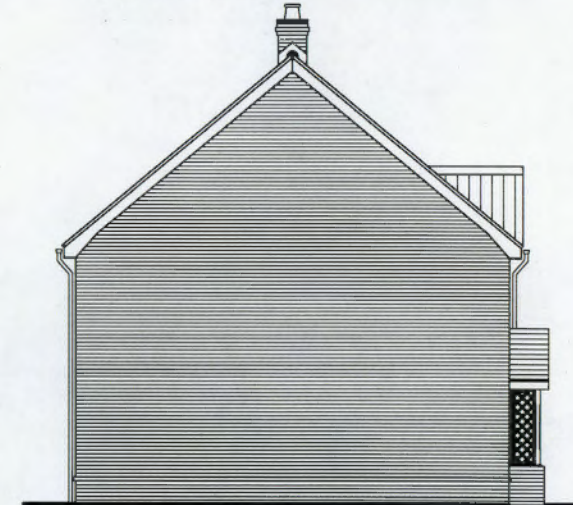
REAR ELEVATION



GROUND FLOOR PLAN



FIRST FLOOR PLAN



SIDE ELEVATION

House Type PA48 (Shelford) - Plots 67, 68, 115 & 118

Rev.	Description	Int.	Date

Site Name:	Station Road, Elmswell
Drawing Title:	House Type PA48 Countryside Edge Character Area

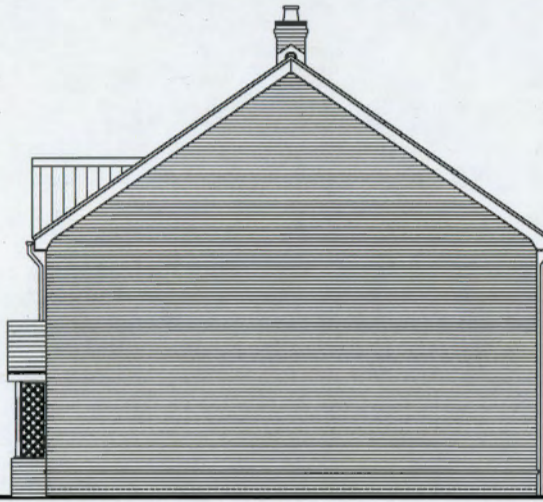
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Drawn by:	CG	Checked by:	SPL
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75



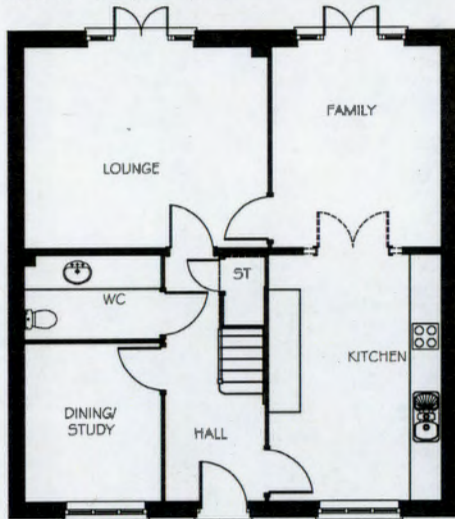
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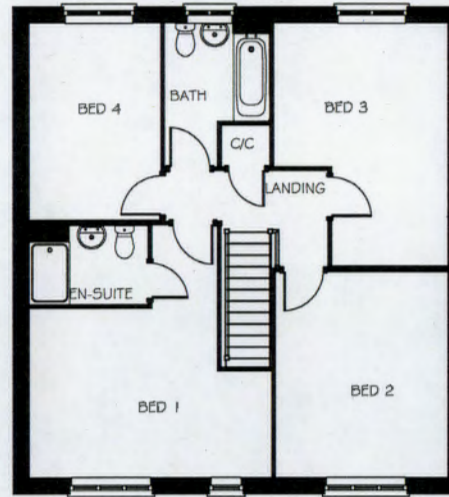
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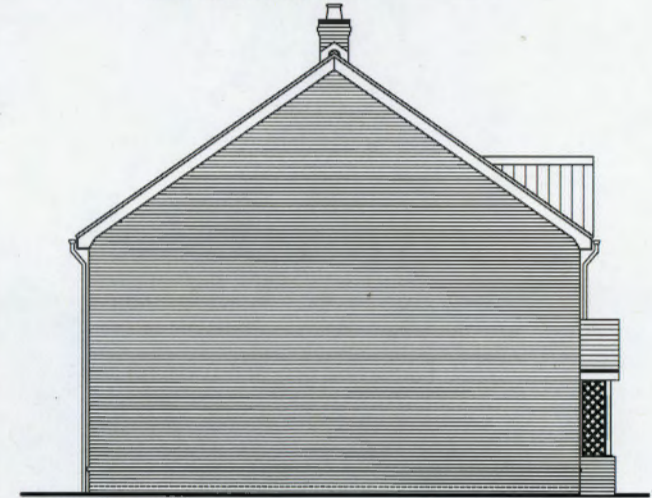
REAR ELEVATION



GROUND FLOOR PLAN



FIRST FLOOR PLAN



SIDE ELEVATION

Page 97

76

House Type PA49 (Thornford) - Plots 71, 73, 130, 135 & 137

Rev.	Description	Int.	Date

Site Name:	Station Road, Elmswell
Drawing Title:	House Type PA49 Countryside Edge Character Area

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Drawn by:	CG	Checked by:	SPL
Dwg No:	PA49/CE/01	Rev:	-
Issue Status:	<input type="checkbox"/> Preliminary <input type="checkbox"/> Tender <input type="checkbox"/> Construction <input type="checkbox"/> AsBuilt		

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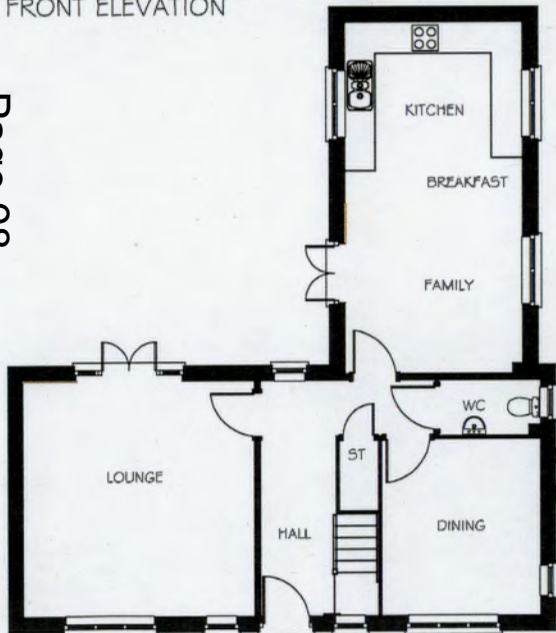
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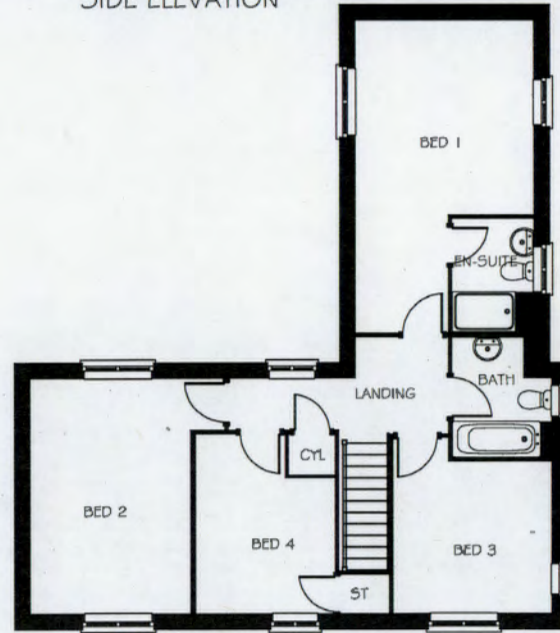
SIDE ELEVATION



REAR ELEVATION



GROUND FLOOR PLAN



FIRST FLOOR PLAN



SIDE ELEVATION

77

Page 98

House Type PT43 (Langdale) - Plot 66, 74, 111, 114, 126, 128, 132 & 134

Rev.	Description	Int.	Date

Site Name:	Station Road, Elmswell
Drawing Title:	House Type PT43 Countryside Edge Character Area

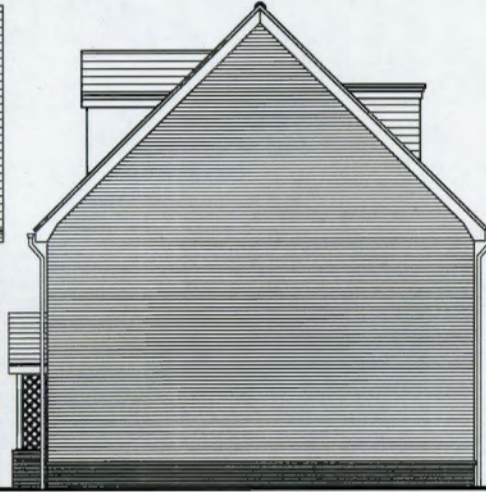
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Drawn by:	CG	Checked by:	SPL	
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Issue Status:	<input type="checkbox"/> Preliminary <input type="checkbox"/> Tender <input type="checkbox"/> Construction <input type="checkbox"/> AsBuilt			

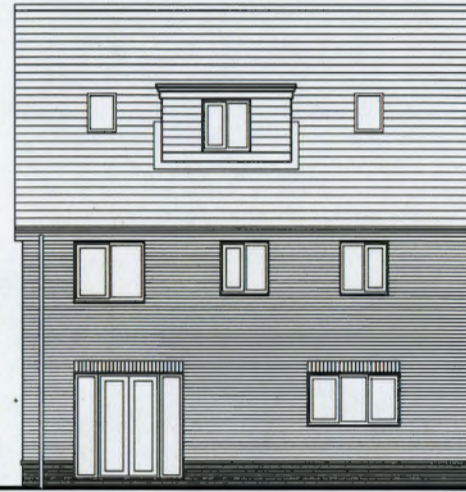
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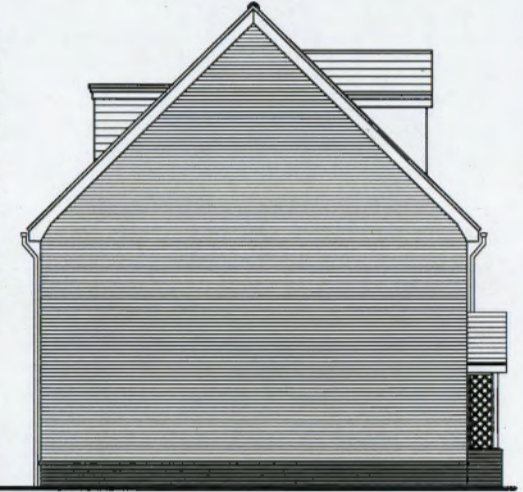
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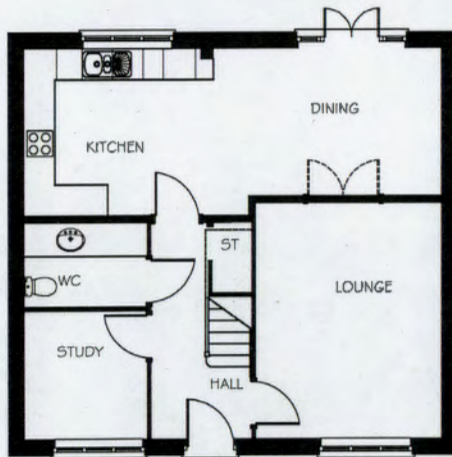
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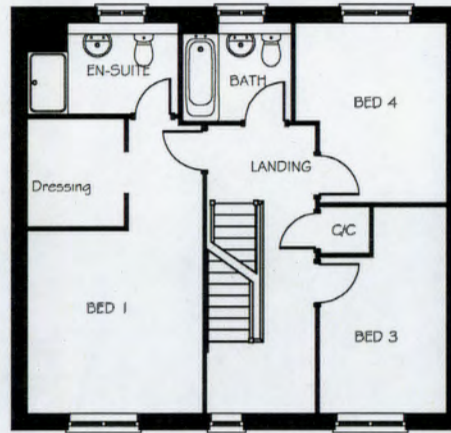
REAR ELEVATION



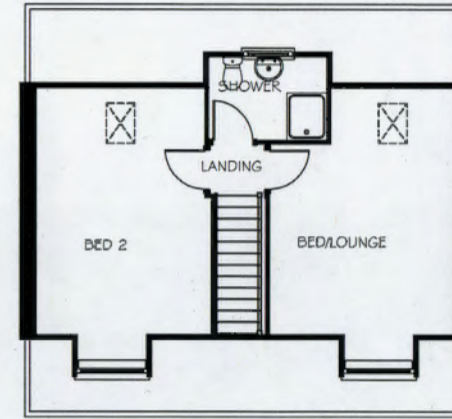
SIDE ELEVATION



GROUND FLOOR PLAN



FIRST FLOOR PLAN



SECOND FLOOR PLAN

House Type PB52 (Wilton) - Plots 116, 117, 127, 133 & 138

Page 99

78

Rev.	Description	Int.	Date

Site Name:	Station Road, Elmswell
Drawing Title:	House Type PB52 Countryside Edge Character Area

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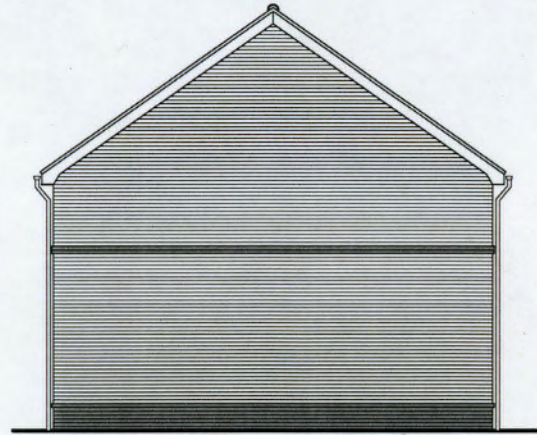
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Dwg No:	PB52/CE/01		Rev:	-
Issue Status:	<input type="checkbox"/> Preliminary <input type="checkbox"/> Tender <input type="checkbox"/> Construction <input type="checkbox"/> AsBuilt			

CHARACTER AREA : CORE HOUSING

6



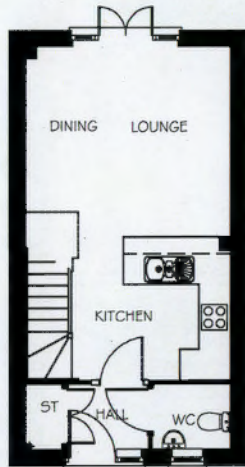
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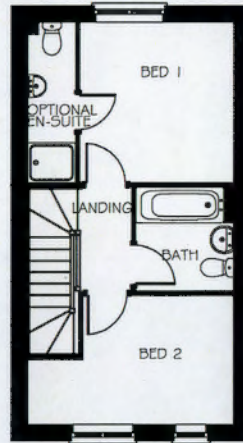
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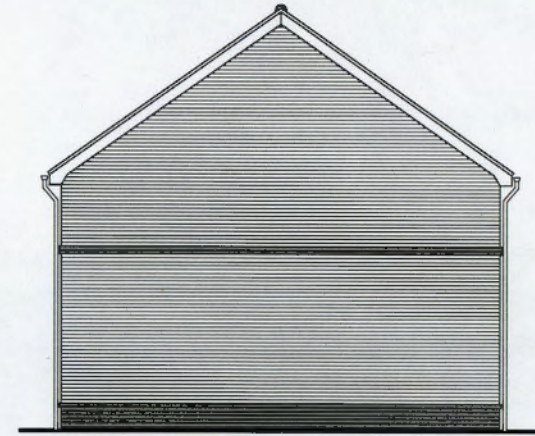
REAR ELEVATION



GROUND FLOOR PLAN



FIRST FLOOR PLAN



SIDE ELEVATION

House Type PA22 (Belford) - Plots 22, 23, 24, 32, 33, 34, 85, 86, 87, 89, 92, 93, 94, 96, 97, 98, 99 & 100

Rev.	Description	Int.	Date

Site Name:	Station Road, Elmswell
Drawing Title:	House Type PA22 Core Housing Character Area

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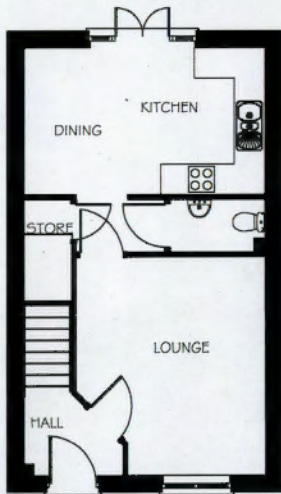
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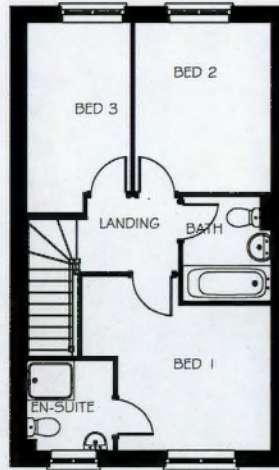
SIDE ELEVATION



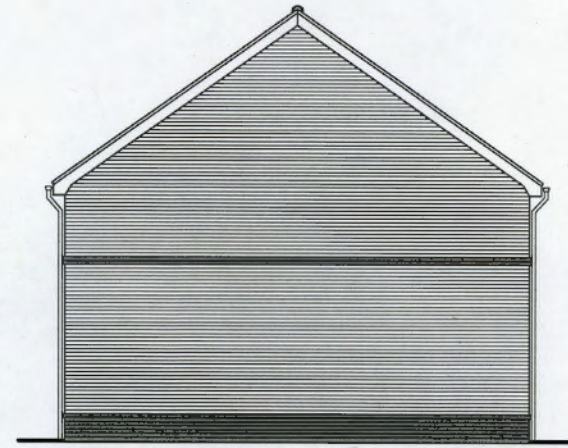
REAR ELEVATION



GROUND FLOOR PLAN



FIRST FLOOR PLAN



SIDE ELEVATION

House Type PA34 (Gosford) - Plots 27, 28, 29, 61, 62, 63 & 64

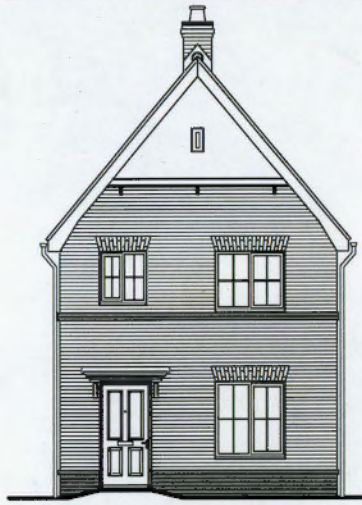
Rev.	Description	Int.	Date

Site Name:	Station Road, Elmswell
Drawing Title:	House Type PA34 Core Housing Character Area

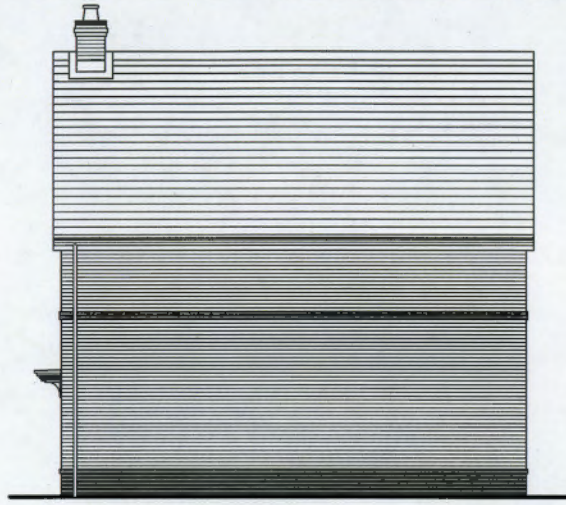
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Scale:	1:100 @ A3	Date:	06.10.15
Drawn by:	CG	Checked by:	SPL
Dwg No:	PA34/CH/01	Rev:	-
Issue Status:			
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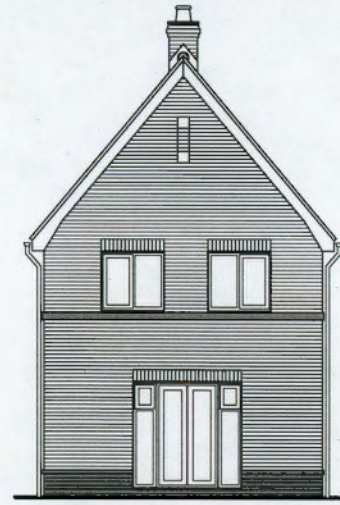
81



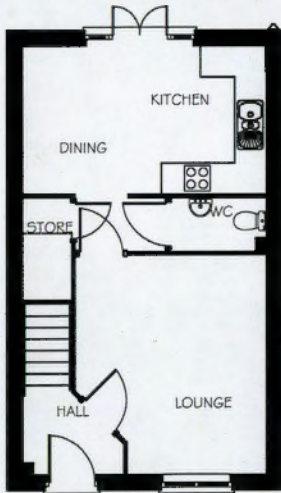
FRONT ELEVATION



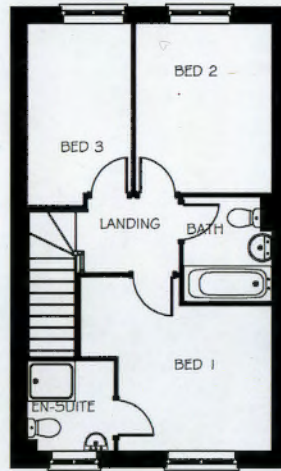
SIDE ELEVATION



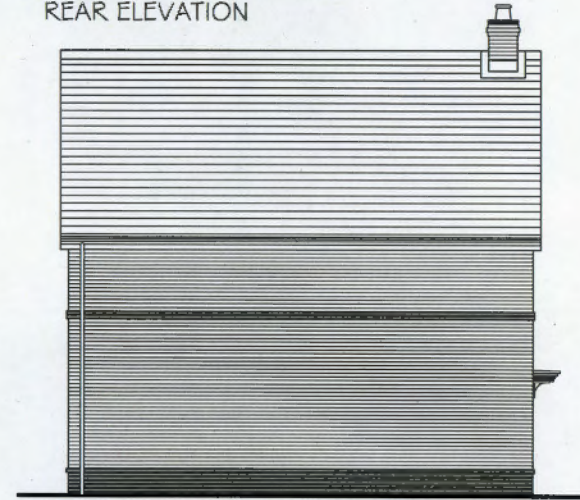
REAR ELEVATION



GROUND FLOOR PLAN



FIRST FLOOR PLAN



SIDE ELEVATION

House Type PA34 (Gosford) - Plots 21, 25, 26, 30, 31, 35, 60, 65, 83, 91, 95
162 & 167

Rev.	Description	Int.	Date

Site Name:	Station Road, Elmswell
Drawing Title:	House Type PA34 Core Housing Character Area

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Drawn by:	CG	Checked by:	SPL
Dwg No:	PA34/CH/02	Rev:	-
Issue Status:	<input type="checkbox"/> Preliminary <input type="checkbox"/> Tender <input type="checkbox"/> Construction <input type="checkbox"/> AsBuilt		



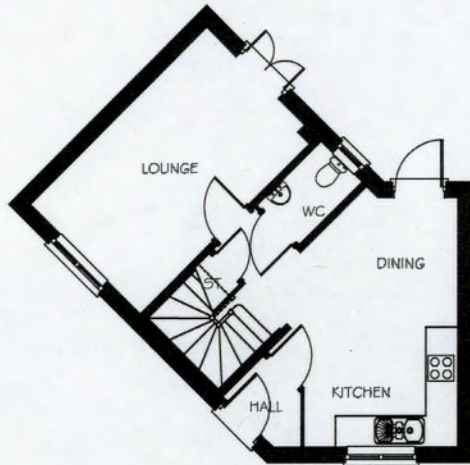
FRONT ELEVATION A



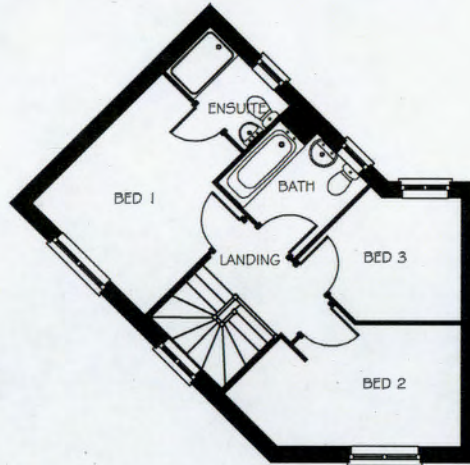
SIDE/REAR ELEVATION A



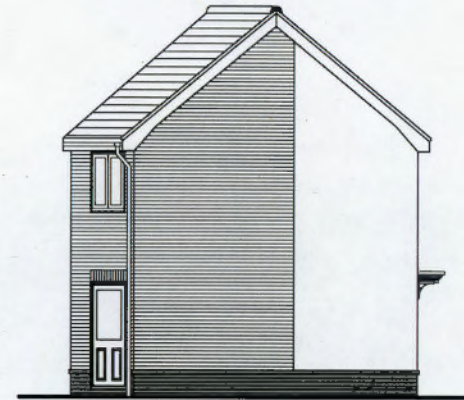
FRONT ELEVATION B



GROUND FLOOR PLAN



FIRST FLOOR PLAN



SIDE/REAR ELEVATION B

House Type PT35 (Rosedale) - Plots 36, 82, 84, 102, 161, 163 & 166

Rev.	Description	Int.	Date

Site Name:	Station Road, Elmswell
Drawing Title:	House Type PT35 Core Housing Character Area

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Drawn by:	CG	Checked by:	SPL
Dwg No:	PT35/CH/01	Rev:	-
Base Status:			
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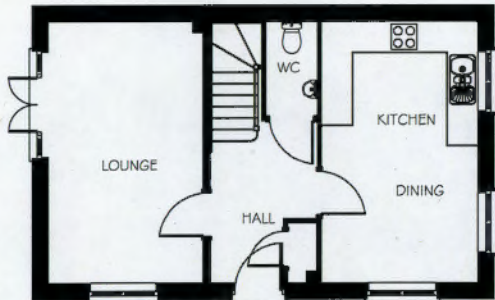
83



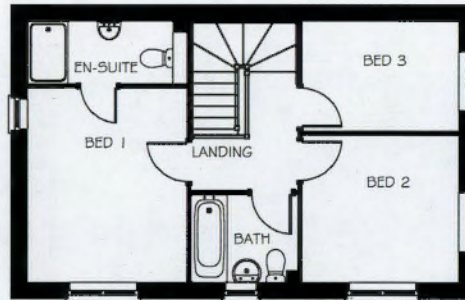
FRONT ELEVATION

SIDE ELEVATION

REAR ELEVATION



GROUND FLOOR PLAN



FIRST FLOOR PLAN



SIDE ELEVATION

House Type PT36 (Easdale) - Plots 88, 90, 101 & 103

84

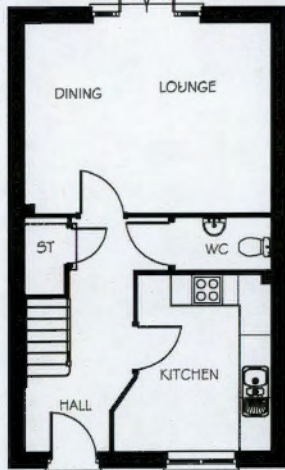
Rev.	Description	Int.	Date

Site Name:	Station Road, Elmswell
Drawing Title:	House Type PT36 Core Housing Character Area

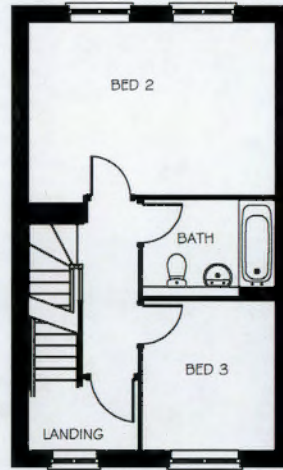
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Drawn by:	CG	Checked by:	SPL
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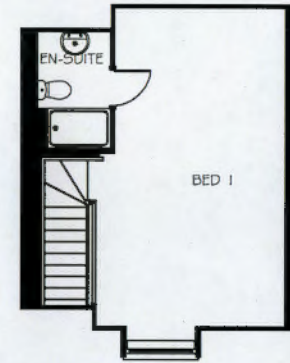
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GROUND FLOOR PLAN



FIRST FLOOR PLAN



SECOND FLOOR PLAN

House Type PB33G (Crofton - G) - Plots 107, 108, 109, 110, 168, 169, 170 & 171

Rev.	Description	Int.	Date

Site Name:	Station Road, Elmswell
Drawing Title:	House Type PB33G Core Housing Character Area

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Drawn by:	CG	Checked by:	SPL	
Dwg No:	PB33G/CH/01		Rev:	-
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85



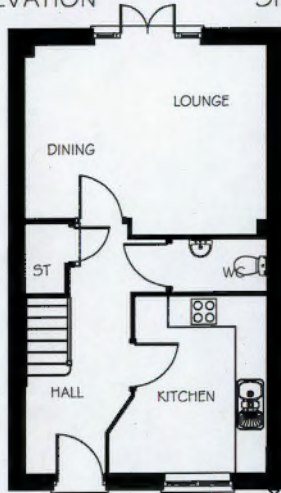
FRONT ELEVATION

SIDE ELEVATION

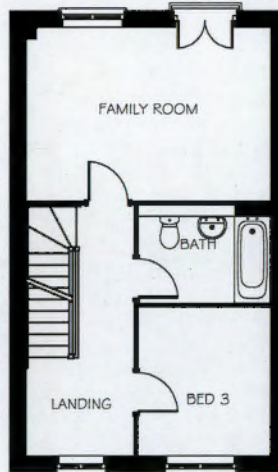
REAR ELEVATION

SIDE ELEVATION

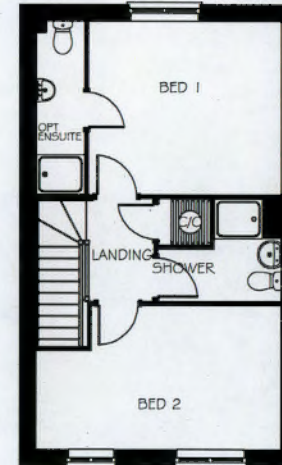
Page 107



GROUND FLOOR PLAN



FIRST FLOOR PLAN



SECOND FLOOR PLAN

House Type PC32 (Belbury) - Plots 37, 38, 164 & 165

Rev.	Description	Int.	Date

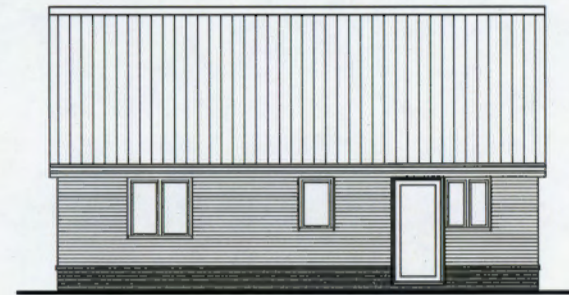
Site Name:	Station Road, Elmswell
Drawing Title:	House Type PC32 Core Housing Character Area

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Drawn by:	CG	Checked by:	SPL
Dwg No:	PC32/CH/01	Rev:	-
Issue Status:	<input type="checkbox"/> Preliminary <input type="checkbox"/> Tender <input type="checkbox"/> Construction <input type="checkbox"/> AsBuilt		

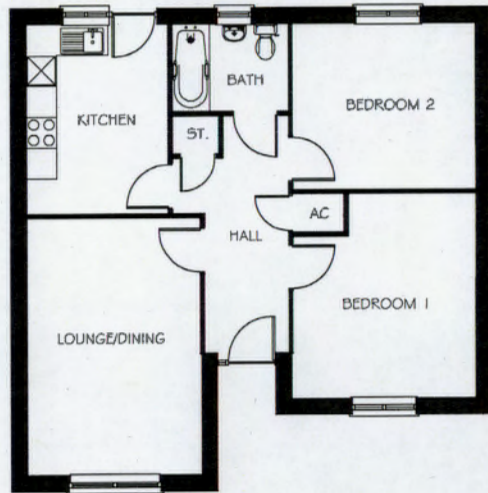
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86



SIDE ELEVATION

REAR ELEVATION



GROUND FLOOR PLAN



SIDE ELEVATION

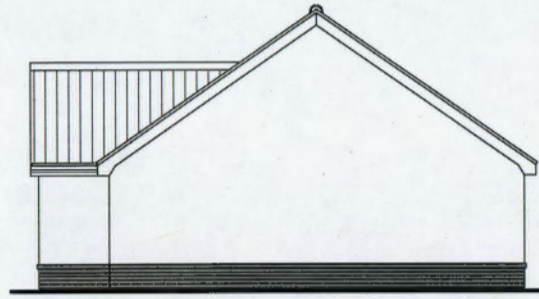
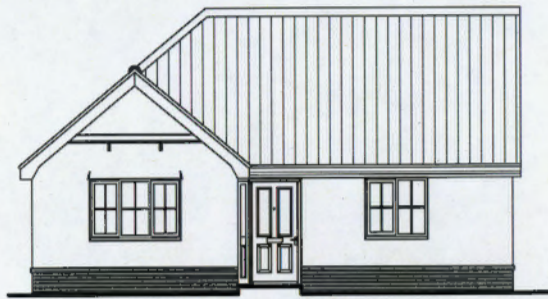
House Type B727 - Plots 104, 105 & 106

Rev.	Description	Int.	Date

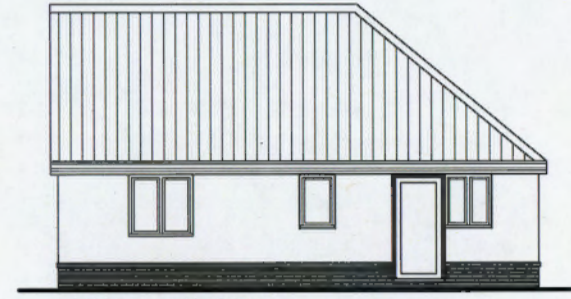
Site Name:	Station Road, Elmswell
Drawing Title:	House Type B727 Core Housing Character Area

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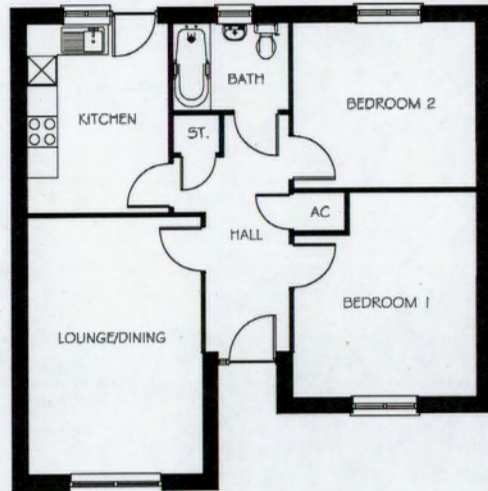
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Dwg No:	B727/CH/01		Rev:	-
Issue Status:	<input type="checkbox"/> Preliminary <input type="checkbox"/> Tender <input type="checkbox"/> Construction <input type="checkbox"/> AsBuilt			



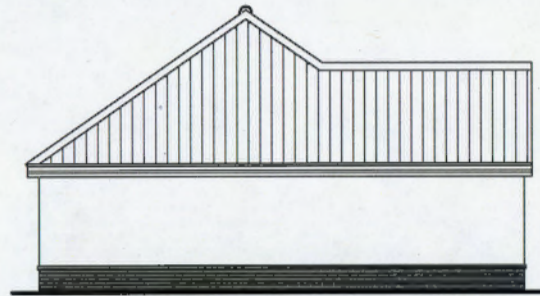
SIDE ELEVATION



REAR ELEVATION



GROUND FLOOR PLAN



SIDE ELEVATION

House Type B727 - Plot 59

Rev.	Description	Int.	Date

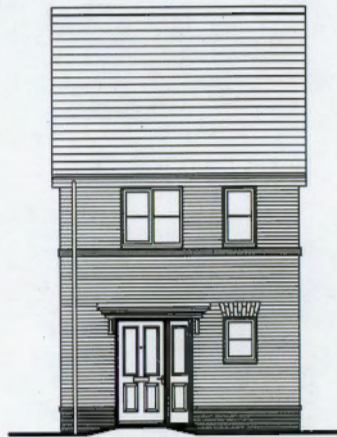
Site Name:	Station Road, Elmswell
Drawing Title:	House Type B727 Core Housing Character Area

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Scale:	1:100 @ A3	Date:	06.10.15
Drawn by:	CG	Checked by:	SPL
Eng No:	B727/CH/02	Rev:	-
Issue Status:	<input type="checkbox"/> Preliminary <input type="checkbox"/> Tender <input type="checkbox"/> Construction <input type="checkbox"/> AsBuilt		

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88



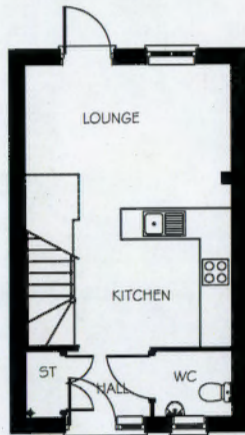
FRONT ELEVATION



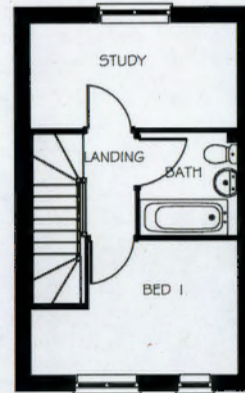
SIDE ELEVATION



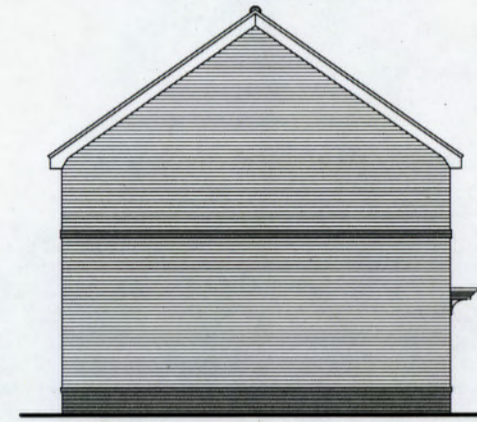
REAR ELEVATION



GROUND FLOOR PLAN



FIRST FLOOR PLAN



SIDE ELEVATION

House Type AA11 - Plots 40, 41, 52 & 53

Rev.	Description	Int.	Date

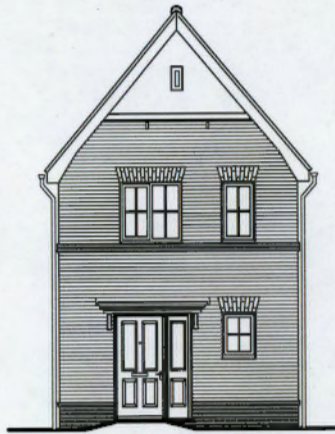
Site Name:	Station Road, Elmswell
Drawing Title:	House Type AA11 Core Housing Character Area

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Issue Status:	<input type="checkbox"/> Preliminary <input type="checkbox"/> Tender <input type="checkbox"/> Construction <input type="checkbox"/> AsBuilt		

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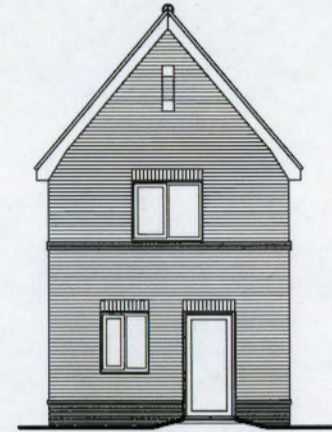
89



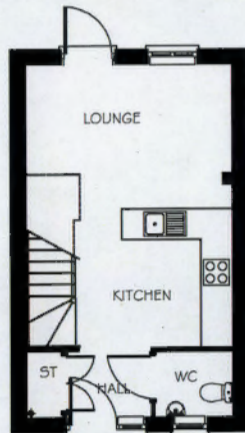
FRONT ELEVATION



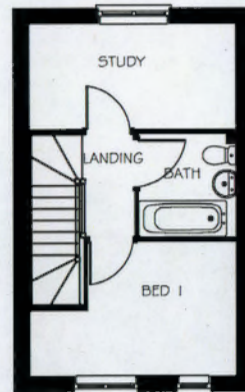
SIDE ELEVATION



REAR ELEVATION



GROUND FLOOR PLAN



FIRST FLOOR PLAN



SIDE ELEVATION

House Type AA11 - Plots 39, 42, 51 & 54

Rev.	Description	Int.	Date

Site Name:	Station Road, Elmswell
Drawing Title:	House Type AA11 Core Housing Character Area

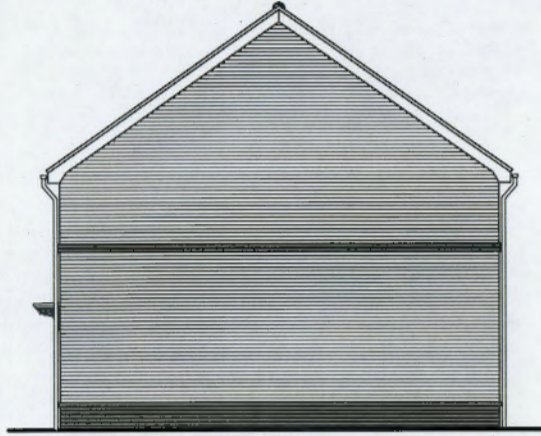
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Drawn by:	CG	Checked by:	SPL
Dwg No:	AA11/CH/02	Rev:	-
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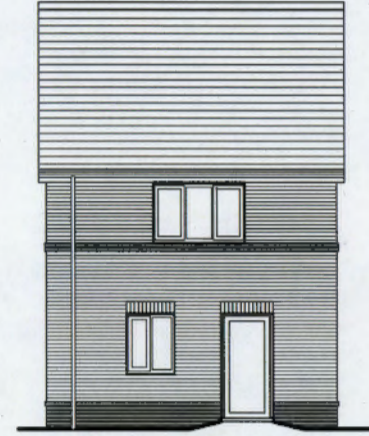
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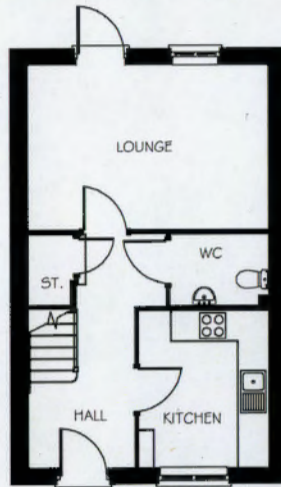
FRONT ELEVATION



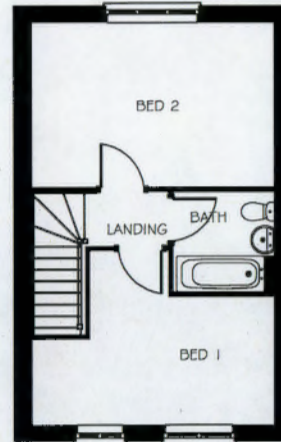
SIDE ELEVATION



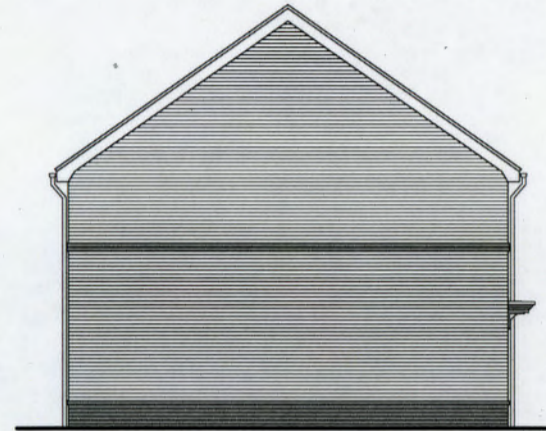
REAR ELEVATION



GROUND FLOOR PLAN



FIRST FLOOR PLAN



SIDE ELEVATION

House Type AA23 - Plots 43, 44, 45, 48, 49, 50, 56 & 57

Rev.	Description	Int.	Date

Site Name:	Station Road, Elmswell
Drawing Title:	House Type AA23 Core Housing Character Area

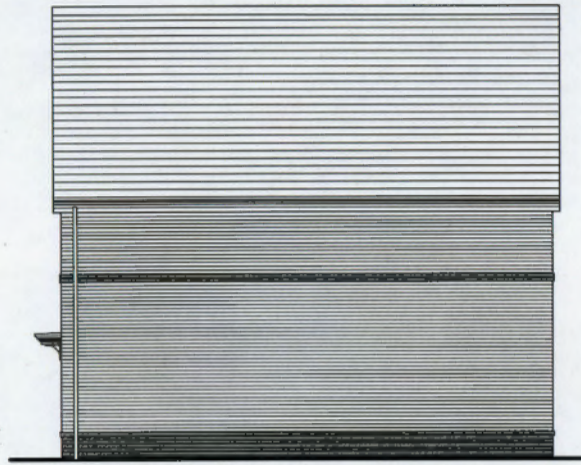
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Drawn by:	CG	Checked by:	SPL
Dwg No:	AA23/CH/01	Rev:	-
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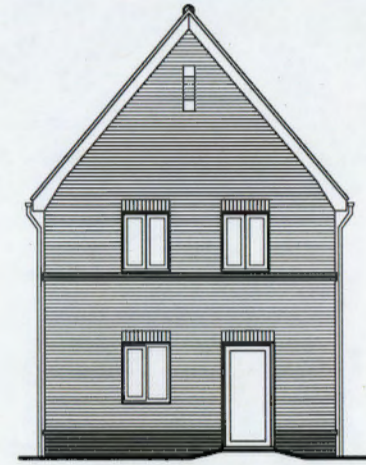
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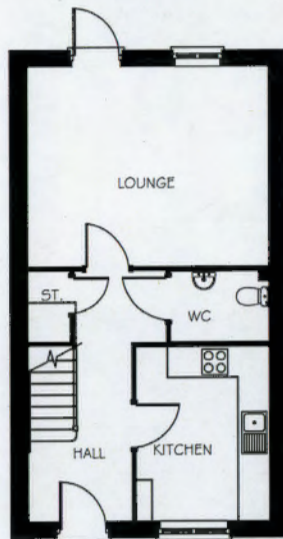
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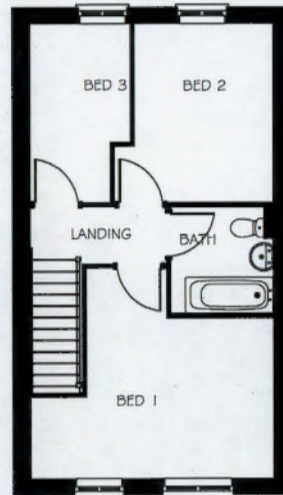
SIDE ELEVATION



REAR ELEVATION



GROUND FLOOR PLAN



FIRST FLOOR PLAN



SIDE ELEVATION

92

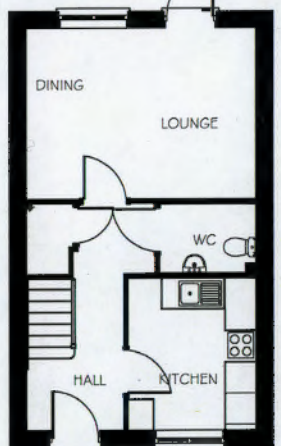
House Type AA31 - Plots 55 & 58

Rev.	Description	Int.	Date

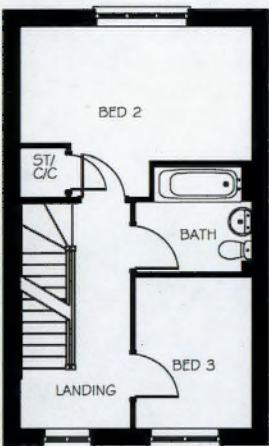
Site Name:	Station Road, Elmswell
Drawing Title:	House Type AA31 Core Housing Character Area

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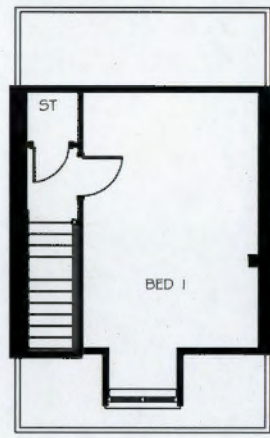
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Dwg No:	AA31/CH/01	Rev:	-
Issue Status:	<input type="checkbox"/> Preliminary <input type="checkbox"/> Tender <input type="checkbox"/> Construction <input type="checkbox"/> AsBuilt		



GROUND FLOOR PLAN



FIRST FLOOR PLAN



SECOND FLOOR PLAN

03

House Type AB31 - Plots 46 & 47

Rev.	Description	Int.	Date

Site Name:	Station Road, Elmswell
Drawing Title:	House Type AB31 Core Housing Character Area

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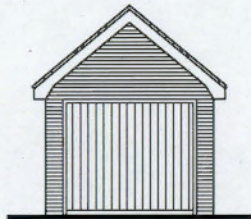
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Dwg No:	AB31/CH/01	Rev:	-
Issue Status:			
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OUTBUILDINGS : GARAGES, CONSERVATORIES & SUBSTATION



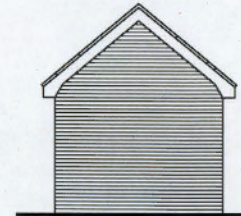
PLAN (Single)



FRONT ELEVATION



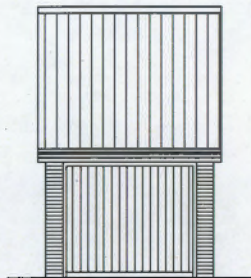
SIDE ELEVATION



REAR ELEVATION



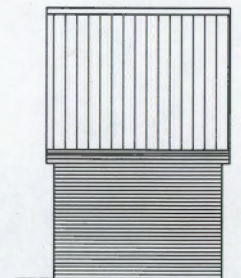
PLAN (Single)



FRONT ELEVATION



SIDE ELEVATION



REAR ELEVATION

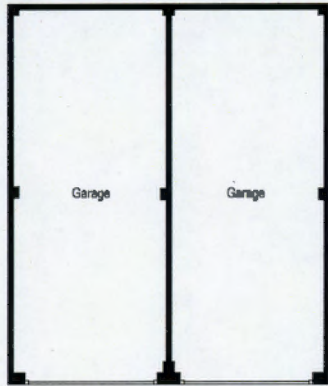
Rev.	Description	Int.	Date

Site Name:	Station Road, Elmswell
Drawing Title:	Single Gabled & Eaves Fronted Garages

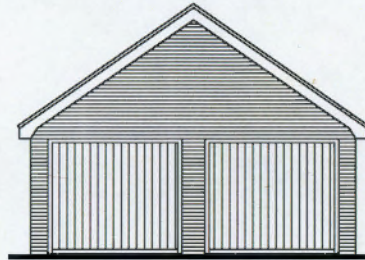
Taylor Wimpey
 Taylor Wimpey East Anglia
 Castle House, Kempton Way, Bury St Edmunds, Suffolk IP32 7AR
 Tel: 01284 773800 Fax: 01284 773860
 Web: www.taylorwimpey.co.uk

Scale:	1:100 @ A3	Date:	06.10.15
Drawn by:	CG	Checked by:	SPL
Dwg No:	GAR/01		Rev:
Issue Status:			-
<input type="checkbox"/> Preliminary <input type="checkbox"/> Tender <input type="checkbox"/> Construction <input type="checkbox"/> AsBuilt			

95



PLAN (Double)



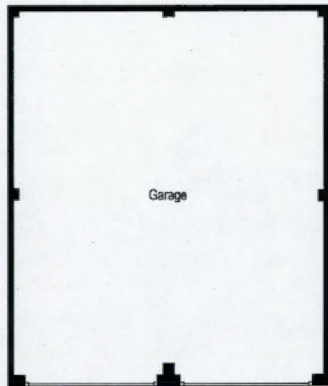
FRONT ELEVATION



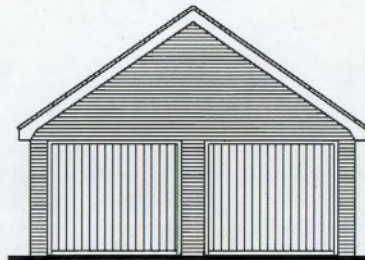
SIDE ELEVATION



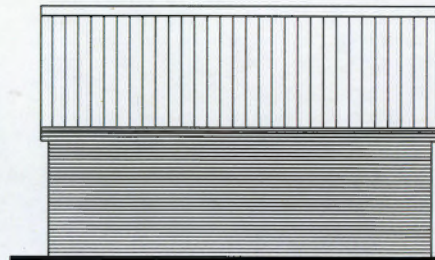
REAR ELEVATION



PLAN (Double)



FRONT ELEVATION



SIDE ELEVATION



REAR ELEVATION

Page 117

96

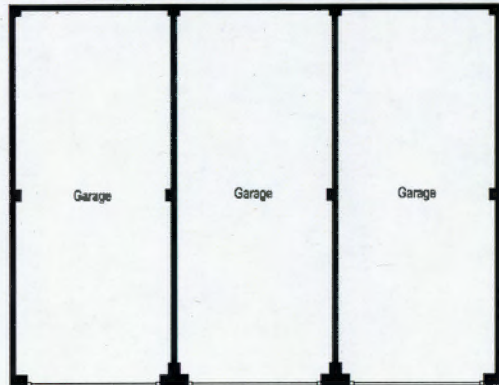
Rev.	Description	Int.	Date

Site Name:	Station Road, Elmswell
Drawing Title:	Double Gabled Garages

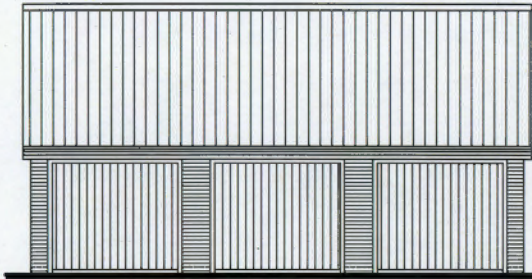
Taylor Wimpey
 Taylor Wimpey East Anglia
 Castle House, Kempton Way, Bury St Edmunds, Suffolk IP32 7AR
 Tel: 01284 773800 Fax: 01284 773860
 Web www.taylorwimpey.co.uk

Scale:	1:100 @ A3	Date:	06.10.15	
Drawn by:	CG	Checked by:	SPL	
Dwg No:	GAR/02		Rev:	-
Issue Status:				
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<input type="checkbox"/>	Construction	<input type="checkbox"/>	AsBuilt	

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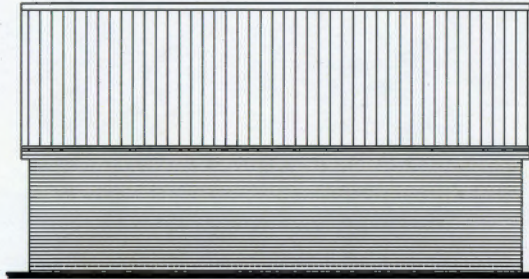
PLAN



FRONT ELEVATION



SIDE ELEVATION



REAR ELEVATION



SIDE ELEVATION

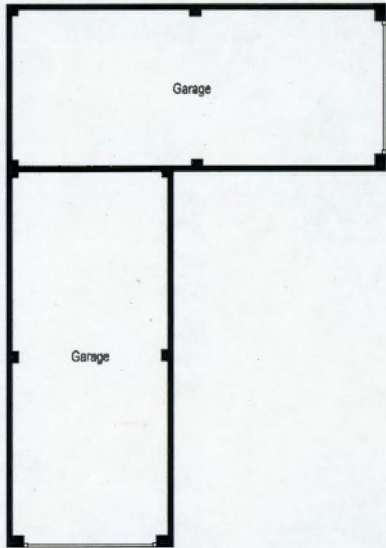
97

Rev.	Description	Int.	Date

Site Name:	Station Road, Elmswell
Drawing Title:	Triple Eaves Fronted Garage

Taylor Wimpey
 Taylor Wimpey East Anglia
 Castle House, Kempton Way, Bury St Edmunds, Suffolk, IP22 7AR
 Tel: 01284 773800 Fax: 01284 773860
 Web: www.taylorwimpey.co.uk

Scale:	1:100 @ A3	Date:	06.10.15	
Drawn by:	CG	Checked by:	SPL	
Dwg No:	GAR/03		Rev:	-
Issue Status:				
<input type="checkbox"/>	Preliminary	<input type="checkbox"/>	Tender	
<input type="checkbox"/>	Construction	<input type="checkbox"/>	AsBuilt	



PLAN ('L' Shaped)



FRONT ELEVATION



SIDE ELEVATION



REAR ELEVATION



SIDE ELEVATION

86

Rev.	Description	Int.	Date

Site Name:	Station Road, Elmswell
Drawing Title:	'L' Shaped Garage

Taylor Wimpey
 Taylor Wimpey East Anglia
 Castle House, Kempton Way, Bury St Edmunds, Suffolk, IP22 7AR
 Tel: 01284 773800 Fax: 01284 773800
 Web www.taylorwimpey.co.uk

Scale:	1:100 @ A3	Date:	06.10.15
Drawn by:	CG	Checked by:	SPL
Dwg No:	GAR/04		Rev:
Issue Status:	-		
<input type="checkbox"/> Preliminary <input type="checkbox"/> Tender <input type="checkbox"/> Construction <input type="checkbox"/> AsBuilt			



FRONT ELEVATION



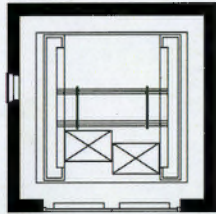
SIDE ELEVATION



REAR ELEVATION



SIDE ELEVATION



PLAN

99

Rev.	Description	Int.	Date

Site Name:	Station Road, Elmswell
Drawing Title:	Sub Station

Taylor Wimpey
 Taylor Wimpey East Angles
 Castle House, Kempton Way, Dury St Edmunds, Suffolk, IP32 7AR
 Tel: 01284 773850 Fax: 01284 773860
 Web www.taylorwimpey.co.uk

Scale:	1:100 @ A3	Date:	06.10.15	
Drawn by:	CG	Checked by:	SPL	
Dwg No:	SUB/01		Rev:	-
Issue Status:				
<input type="checkbox"/> Preliminary	<input type="checkbox"/> Tender	<input type="checkbox"/> Construction	<input type="checkbox"/> AsBuilt	

PARISH COUNCIL

Comments from the Elmswell Parish Clerk

Planning Officer: Rebecca Biggs
Application number: 3918/1
Proposal: Application for approval of reserved matters pursuant to outline planning permission 0846/13 relating to Appearance, Landscaping, Layout & Scale for the development which includes the erection of 190 residential dwellings
Location: Former Grampian Harris site, St Edmunds Drive, Elmswell IP30 9HF

Councillors object to this application for the following reasons:

1 The disappointing proportion of Affordable Houses reinforces the need, as identified by the emerging Elmswell Neighbourhood Plan and by community feedback, for 'starter home' housing stock. Accordingly, the imbalance in favour of larger dwellings - 33% being 3 bed dwellings, 33% being 4 bed dwellings & 10% being 5 bed dwellings - does not adequately reflect the community's needs. It is felt that 9 No 1 bed dwellings or flats should be included in the housing mix by reducing each of these larger dwelling allocations by 3 dwellings each.

This is seen as better serving the NPPF stricture whereby opportunities should be sought to meet the development needs of the area with regard to objectively assessed need and where developments should be planned with a mix of housing to meet the needs of different groups in the community, reflecting local demand.

Further, it relies upon the Core Strategy Objectives 6 & 7 which seek to enable communities to be balanced and inclusive, respecting diversity in function and character.

Local Plan Policy H14 reinforces the need for a range of dwellings catering for different accommodation needs.

2 The concerns expressed by the Environment Agency with reference to the lack of land contamination information, taken together with the issues raised by SCC Resource Management with regard to the lack of SuDS compliance and the fact that the proposed surface water drainage system does not appear to reach local or national standards, all come together to raise serious reservations with regard to this element of the proposal in light of the protection which must be afforded to the River Blackbourne.

Local Plan Policy CL4 encourages the conservation of the ecological qualities of our rivers and must be properly addressed.

101

3 The need for attenuation of nuisance sound, in particular from the railway adjacent to plots 55 - 65 inclusive, must be detailed, as per Condition 10 of the OPP, and must be to the satisfaction of Officers. A scheme has not yet been submitted and this is an essential requirement before permission is granted

4 There is no Travel Plan submitted. The site will impose further strain on the travel infrastructure of Elmswell and Condition 14 of the OPP reflects the importance of this element of the development proposal. As at 3 above, this must be detailed to the satisfaction of Officers prior to Approval.

OBJECT

X

Peter Dow
Clerk to Elmswell Parish Council
12.02.16

PARISH COUNCIL

Comments from: Wetherden Parish Clerk

Planning Officer: Rebecca Biggs

Application Number: 3918 / 15

Proposal: Application for approval of reserved matters pursuant to outline planning permission 0846/13 relating to Appearance, Landscaping, Layout & Scale for the development which includes the erection of 190 residential dwellings

Location: Former Grampian Harris site, St Edmunds Drive, Elmswell IP30 9HF

PLEASE SET OUT ANY COMMENTS AND OBSERVATIONS OF YOUR COUNCIL WITH REGARD TO THE ABOVE, BEARING IN MIND THE POLICIES MENTIONED IN THE ACCOMPANYING LETTER.

Wetherden Parish Council objects to this application based on the following grounds: The increase in the volume of traffic generated by 190 new homes will impact significantly on the village of Wetherden. Stretches of the link road between Elmswell and Wetherden are notorious accident spots with excess speeding a current local concern that with the inevitable increase in traffic flow will be exasperated. With no provision in this outline application for a relief road taking traffic north and away from the villages to the main artery A14 the Grove Lane rat run and Elmswell Road will become a target route towards Stowmarket which will have serious increase in traffic consequences for Wetherden residents. Services and Infrastructure policies within the Mid Suffolk Core Strategy indicate that further consideration needs to be given to the provision of a relief road together with additional speed restrictions on the Elmswell road and the provision of a safe pedestrian and cycle route to link the two villages. Concern is expressed at the ability of the local health clinic at Woolpit to absorb the additional need that will be presented by 190 homes. It is challenging at present to get an appointment within 2 weeks and the current site restrictions provide difficult parking conditions. Of considerable concern is the position regarding local primary schools with the move to two-tier education. Elmswell Primary School will already be at its capacity with an additional two years intake and this proposal will only reduce further Wetherden children's choice of primary education. It is also felt that the current safety concerns regarding the entrance to the Cooperative retail site will be amplified. This is a major resource for Wetherden residents and one it will prove more and more difficult to access. It is felt that this proposal is not currently sustainable and failure to address these problems is contrary to Mid Suffolk Local Plan policies T2, T4, T10 and T11 and Core Strategy CS6.

Jen Lerner (Clerk)

.....(Print Name)

103

Wetherden

on behalf of/parish council

Dated.....20 January 2016

104

3918/15

Michelle Windsor

From: sandra brown <sandra_brown60@hotmail.com>
Sent: 31 January 2016 19:33
To: Planning Admin
Subject: Application 3918/15 FAO Rebecca Biggs
Categories: Green Category

Planning Control Received	
31 JAN 2016	
Acknowledged	<i>MW</i>
Date	<i>01.02.16</i>
Pass To	<i>RB</i>

Dear Rebecca,

Re: Application No: 3918/15 Former Grampian Harris site, St Edmunds Drive, Elmswell - Application for approval of reserved matters pursuant to outline planning permission 0846/13 relating to Appearance, Landscaping, Layout & Scale for the development which includes the erection of 190 residential dwellings - **Great Ashfield Parish Council Object to this planning application** due to the scale of the proposal which will increase traffic congestion in the vicinity. It is already difficult to travel from Great Ashfield to the A14 through Elmswell due to the existing traffic congestion issues. This will be further exacerbated with the single access from this site together with the increase in train traffic.

Kind Regards,
Sandra
Clerk to Great Ashfield Parish Council

AMENDED PLANS CONSULTATION**PARISH COUNCIL****COMMENTS FROM GREAT ASHFIELD PARISH COUNCIL**

Planning Officer: Rebecca Biggs

Application No: 3918/15

Proposal: Application for approval of reserved matters pursuant to outline planning permission 0846/13 relating to Appearance, Landscaping, Layout and Scale for the development which includes the erection of 190 residential dwellings

Location: Former Grampian Harris site, St Edmunds Drive, Elmswell IP30 9HF

Great Ashfield Parish Council **object** to this application with the following comments:

Due to the scale of the proposal this will increase the traffic congestion in the vicinity. It is already difficult to travel from Great Ashfield to the A14 through Elmswell due to the existing traffic congestion; this will be further exacerbated with the single access from this site together with the increase in train traffic. Safety concerns at the entrance to the co-op retail store will be intensified with the increase in use. The Council also felt the local health clinic at Woolpit will have difficulty coping with the large increase in population.

Consultation Response Pro forma

1	Application Number	3918/15 former Grampian Harris site, Elmswell	
2	Date of Response	1.3.16	
3	Responding Officer	Name:	Paul Harrison
		Job Title:	Heritage Enabling Officer
		Responding on behalf of...	Heritage
4	Summary and Recommendation (please delete those N/A) Note: This section must be completed before the response is sent. The recommendation should be based on the information submitted with the application.	1. The Heritage Team has no comments to make on this proposal.	
5	Discussion Please outline the reasons/rationale behind how you have formed the recommendation. Please refer to any guidance, policy or material considerations that have informed your recommendation.		
6	Amendments, Clarification or Additional Information Required (if holding objection) If concerns are raised, can they be overcome with changes? Please ensure any requests are proportionate		
7	Recommended conditions		

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

From: David Pizzey
Sent: 12 January 2016 10:50
To: Rebecca Biggs
Cc: Planning Admin
Subject: 3918/15 Former Grampian Harris site, Elmswell.

Rebecca

I have no objection to this application as there appears to be little conflict between the development and any significant trees/hedges on site. The arboricultural report provides an accurate assessment of the condition and constraints presented by the trees and appropriate measures for their protection. Although a small number of trees are proposed for removal these are of limited amenity value and/or poor condition and all important trees are scheduled for retention.

Regards

David

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

Rebecca Biggs

From: Anne Westover
Sent: 11 May 2016 16:23
To: Rebecca Biggs
Cc: Simon Curl; Martin Egan; Sue Hooton; Philip Isbell
Subject: RE: 3918/15 - Former Grampian Harris Site, St Edmunds Drive, Elmswell - Reserved Matters for 190 Residential Dwellings

Dear Rebecca, further to our conversation, I have been through the plans submitted by JBA following our meeting last week and have also discussed these with JBA James Blake in more detail.

Broadly speaking whilst the site is very tight in terms of layout and space for landscape I am confident that TW will manage some planting as specified and indicated by the detailed extracts.

I would have expected more space on the site boundaries to help absorb the impact on the scheme into the wider landscape and I think the scheme will appear fairly suburban in terms of design in the village context and in wider views.

James and I discussed the need to take into account the **Naturally Wild report** submitted and approved under Condition 16 of the outline consent.

There are some aspects of this which need to be taken into account at **detailed planting design** stage such as: Inclusion of suitable tree and hedge species; lack of space will preclude the use of some listed such as blackthorn and other thorny suckering species.

James will endeavour to incorporate fruiting trees (item 4.3) into rear gardens as part of a planting strategy for those.

Hence my cc to Sue.

Replacement planting for trees which may be felled in rear of plots 10 – 14 will also be detailed. Nest boxes have been placed in some of these trees already I believe.

We have discussed the **need for fences** to be hedgehog friendly especially where the habitat areas continue beyond the site.

North boundary: the path now appears to be at 1.5 m wide. Measures will be undertaken to incorporate and small tree/hedge plants that still grow on this boundary.

I think there will be gaps in the hedge where the garages and parking area to Plots 145 – 148 are up against the boundary.

West boundary: I have suggested that all trees are kept away from parking bays and planted where there is verge space.

Trees next railway line: These will need to be carefully plotted on detailed landscape plans, (not shown at present) and new planting underneath of yew and holly to be used along the edge of the space to give a barrier to railway line.

Rear gardens backing onto industrial estate: smaller trees are shown in these gardens and more detail will be provided to ensure attractive fences/trellis with climbers to ensure that the outlook is softened as much as possible in the confined space available.

The various open green areas and central space: a more positive attempt at accommodating bigger trees within the spaces has been made and can be subject to final detail.

Street trees: some have been removed from the plan as it is clear that street lighting could be compromised. James and I agreed that all details will need to be finalised including what/where the services are laid to tie in with the tree pits.

I hope this helps, let me know if you have any queries.

Best wishes

Anne

Anne Westover
Landscape Architect
Landscape Planning Officer P/T
Natural Environment Team
Resource Management
Suffolk County Council
Tel 01473 264766
Mob 07586 266553

THE MJ
2013
Achievement Awards

10th ANNIVERSARY
WINNERS

110

From: Nathan Pittam
Sent: 13 January 2016 13:16
To: Planning Admin
Subject: 3918/15/RES. EH - Land Contamination.

M3 : 173740
3918/15/RES. EH - Land Contamination.
Land, St Edmunds Drive, Elmswell, BURY ST EDMUNDS, Suffolk.
Application for approval of reserved matters pursuant to outline planning permission 0846/13 relating to Appearance, Landscaping, Erection of 190 dwellings.

Many thanks for your request for comments in relation to the reserved matters at the above development. I do not believe that the reserved matters include land contamination issues so I have no comments to make in relation to the application.

Regards

Nathan

Nathan Pittam BSc. (Hons.) PhD
Senior Environmental Management Officer
Babergh and Mid Suffolk District Councils – Working Together
t: 01449 724715 or 01473 826637
w: www.babergh.gov.uk www.midsuffolk.gov.uk

111

From: David Harrold
Sent: 24 March 2016 13:27
To: Planning Admin
Cc: Rebecca Biggs
Subject: Plan Ref 3918/15/AMENDED PLANS Former Grampian Harris Site, St Edmunds Drive, Elmswell

Thank you for consulting me on the revised plans and approval of reserved matters.

In respect of 'other' environmental health issues and plans submitted for the Character Area Detail in respect of the Community green, Core Housing CA5 and Countryside Edge I can confirm that I do not have any adverse comments.

I also take this opportunity to reiterate that In respect of my previous email to you dated 23 December 2015 relating to condition 10 of the approval, I await further information in respect of noise mitigation measures.

I trust this advice is of assistance, if you have any further queries, please do not hesitate to contact me.

David Harrold MCIEH

Senior Environmental Health Officer
Babergh and Mid Suffolk Council

01449 724718

Rebecca Biggs

From: David Harrold
Sent: 22 March 2016 11:36
To: AlexYoung@cassella.co.uk
Cc: Rebecca Biggs
Subject: FW: Former Grampian Food Site, Elmswell - Noise
Attachments: 20819 - Planning Layout (A) - 16.03.16.pdf

Hi Alex,

I can confirm I am happy in principle with the strategy of mitigation at source and submitting a noise report to discharge condition 10 on this basis.

I have copied in Rebecca Biggs (Planning Officer) dealing with this, for her agreement in case there are any difficulties from a planners point of view.

David Harrold

From: Alex Young [<mailto:AlexYoung@cassallen.co.uk>]
Sent: 18 March 2016 16:45
To: David Harrold
Cc: Stephen Lee - TW East Anglia; Chris McNeillie
Subject: Former Grampian Food Site, Elmswell - Noise

Hi David,

To summarise our conversation:

- In respect to noise generated by plant associated with M&J Seafood impacting on the site, the intention is to mitigate at source i.e. install noise enclosures or similar around the plant on the M&J Seafood site.
- The intention is to submit our noise report on this basis to discharge Condition 10 (specifying the level of noise attenuation required) on the basis that all mitigation measures will be installed prior to the occupation of the dwellings.
- This will allow our client to commence construction on a limited number of plots (e.g. plots 1 to 20, see attached plan) whilst the noise mitigation measures are being organised and installed.

Could you please confirm that you are in principle, happy with this approach? Also, if possible could you please confirm you have no objections to the relevant planning officer (apologies, I do not have their name to hand).

Kind Regards,

Alex Young BA(hons) DipIOA AMIOA
Acoustics Consultant

Cass Allen Associates
Bedford i-lab
Priory Business Park
Bedford MK44 3RZ

Direct dial: 01234 834871
Mobile: 07947 478633
Email: alexyoung@cassallen.co.uk
Web: www.cassallen.co.uk

113

Rebecca Biggs

From: David Harrold
Sent: 13 April 2016 16:47
To: Rebecca Biggs
Cc: Stephen Lee - TW East Anglia; AlexYoung@cassella.co.uk; James Buckingham
Subject: RE: Former Grampian Food Site, Elmswell - Noise

Hi Rebecca,

There may be other alternative methods 'on site' that would be capable of mitigating adverse noise from MJ Seafood such as a very tall noise barrier at the site boundary. It would be for the applicant to determine if this was the way forward and submit an acoustic report. The height of the barrier may not be acceptable in planning terms or the best way of mitigating the noise in combination with other measures such as site design and acoustic treatment of building facades.

I have supported the alternative enclosure approach, proposed by Alex Young, because isolation of noise at source is the most effective means of mitigation and control.

I understand in this case it can cause issues in planning terms hence my email dated 22 March copied to you.

Alex has suggested that the applicant is restricted to building plots 1 to 20 and these plots are not occupied until the enclosure is in place. Again I supported this approach subject to your agreement.

If the enclosure is removed at a later date or deteriorates, and this causes adverse noise impacts, it would fall to the Council to investigate any noise complaints from residents. The Council does have powers under nuisance legislation to remedy such a situation. This would offer some degree of protection but not necessarily to the same high standard of noise mitigation as this procedure is different. By way of example, the company if served with a noise abatement notice would only be required to carry out work to abate a nuisance using best practicable means. I would anticipate this would equate to replacing the noise enclosures but cannot guarantee this as it would ultimately be a matter for the judiciary to decide if it went that far.

Previously in memos dated 3 May 2013 at outline stage and 23 December 2015 I have asked for the noise condition to be discharged before detailed plans can be approved.

It is difficult for me to advise any further, please contact me if you need to talk further about a solution and I will copy my manager in for any input (or ideas) he may want to make.

David

114

Your Ref: MS/3918/15
Our Ref: 570\CON\0990\16
Date: 12th April 2016
Highways Enquiries to: martin.egan@suffolk.gov.uk

All planning enquiries should be sent to the Local Planning Authority.
Email:

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

For the Attention of: Rebecca Biggs

Dear Sir,

TOWN AND COUNTRY PLANNING ACT 1990
CONSULTATION RETURN MS/3918/15

PROPOSAL: Application for approval of reserved matters pursuant to outline planning permission 0846/13 relating to Appearance, Landscaping, Layout & Scale for the development which includes the erection of 190 residential dwellings.

LOCATION: Former Grampian Food Site, St Edmunds Drive, Elmswell, Bury St Edmunds,

Notice is hereby given that the County Council as Highway Authority make the following comments:

DRAWING NUMBER 20819/PL/01/A, PLANNING LAYOUT.

In highway terms the submitted planning layout is acceptable.

There are concerns in relation to the large number of street trees which are proposed within highway verges next to roads and footways. The space available is very restricted and it is unlikely that the trees could be accommodated as proposed. They will no doubt conflict with services and street lighting columns and many trees will not be able to be planted as proposed. If a certain style of landscaping is required then the trees should be located within private gardens; the proposed highway areas should not be relied upon to achieve landscaping.

The applicant will also need to submit a Travel Plan in order to comply with the relevant conditions.

Yours faithfully

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

115

3918/15

Jane Cole

From: Steve Kerr
Sent: 06 April 2016 10:58
To: Planning Admin
Cc: Francesca Clarke; Sharon Berry (MSDC); Andrew Woodin; Andrew Pearce; Emma Bethell; Neil McManus; Jackie Gillis
Subject: Application for reserved matters pursuant to planning permission 0846/13. Former Gramplan Harris site, Elmswell IP30 9HF

FAO: Rebecca Briggs

Dear Sirs,

Thank you for your letter dated 23/3/16 (ref 3918/15), regarding the above.

Further to previous correspondence in respect of the outline planning application and subsequent discussions with the developer, I can advise that the proposed footpath diversions plan (Ref 20819/PFD/01, dated 08.03/16) does not accurately reflect what was agreed between the developer and the county council, in its capacity as the highway authority. At each of the four locations where the proposed footpath diversion crosses the estate roads, it was agreed dropped kerbs and tactile paving would be provided – these do not appear to be indicated on the plan.

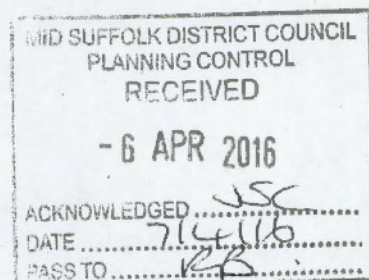
Any diversion order will need to be made under the provisions of s257 TCPA 1990 and administered by Mid Suffolk District Council/Babergh (MSDC), in its capacity as the local planning authority.

Although the Planning Statement dated October 2015 confirms the Hawk End level crossing footpath mitigation scheme is to be delivered by way of a s106 agreement pertaining to the outline permission, there has been no further detail on how the scheme will be implemented and Planning Condition 17 discharged, following MSDC's rejection of the previous risk mitigation proposal last year. I would be grateful for an update on this please.

I look forward to hearing from you.

Yours sincerely

Stephen Kerr
Definitive Map Manager
Rights of Way and Access
Resource Management
Suffolk County Council
Endeavour House, 8 Russell Road, Ipswich IP1 2BX
Tel: 01473 264745
Email : steve.kerr@suffolk.gov.uk



116

From: Abby Antrobus
Sent: 30 March 2016 11:23
To: Planning Admin
Subject: 3918_15 Grampian Harris, Elmswell

FAO Rebecca Biggs

Dear Rebecca,

Thank you for consulting on this application. There was an archaeological condition on the outline application, 0846/13, and archaeological evaluation was undertaken. On the basis of this, my colleague Jude Plouviez advised that there would be no need for further work and that the condition could be discharged on the basis of the evaluation results. I would therefore not advise that there needs to be a condition relating to archaeological work on the current application.

With best wishes,

Abby

Dr Abby Antrobus
Senior Archaeological Officer
Suffolk County Council Archaeological Service
6 The Churchyard, Bury St Edmunds, Suffolk, IP33 1RX
Tel: 01284 741231
Mob: 07785950022



R Biggs
Mid Suffolk District Council
Planning Department
131, Council Offices High Street
Needham Market
Ipswich
IP6 8DL

Our ref: AE/2016/120030/01-L01
Your ref: 3918/15
Date: 01 February 2016

Dear Ms Biggs

APPLICATION FOR APPROVAL OF RESERVED MATTERS PURSUANT TO OUTLINE PLANNING PERMISSION 0846/13 RELATING TO APPEARANCE, LANDSCAPING, LAYOUT & SCALE FOR THE DEVELOPMENT WHICH INCLUDES THE ERECTION OF 190 RESIDENTIAL DWELLINGS

FORMER GRAMPIAN HARRIS, ST EDMUNDS DRIVE, ELMSWELL.

Thank you for consulting us on this application which we received on 8 January 2016.

We submitted a holding objection as insufficient land contamination information was submitted at the outline application stage. We do not appear to have been consulted subsequently and our objection was not withdrawn and we did not have an opportunity to recommend conditions.

The reserved matters application does not appear to address land contamination issues.

Since the time of the outline application we have seen an increased volume of work leading to reprioritisation of our workload. We no longer consider this proposal to be of high priority. Therefore we will not be providing detailed site-specific advice or comments regarding land contamination for this site at this time.

The developer should continue to address risks to controlled waters from contamination at the site, following the requirements of the National Planning Policy Framework and our [Guiding Principles for Land Contamination](#).

Please refer to our standing advice included in Appendix 1.

Piled foundations

It is understood that piled foundations are proposed for the development. Piling or other penetrative ground improvement methods can increase the risk to the water environment by introducing preferential pathways for the movement of contamination into the underlying aquifer and/or impacting surface water quality.

For development involving piling or other penetrative ground improvement methods on a site potentially affected by contamination or where groundwater is present at a shallow depth, a suitable Foundation Works Risk Assessment based on the results of the site investigation and any remediation should be undertaken. This assessment should underpin the choice of founding technique and any mitigation measures employed, to ensure the process does not cause, or create preferential pathways for, the movement of contamination into the underlying aquifer, or impacting surface water quality. Please refer to our "Piling and Penetrative Ground Improvement Methods on Land Affected by Contamination" National Groundwater & Contaminated Land Centre Project NC/99/73 for further information.

Environment Agency Position

We consider that planning permission could be granted to the proposed development as submitted if this planning condition is included as set out below. Without this condition the proposed development on this site poses an unacceptable risk to the environment and we would wish to object to the application.

Condition

Piling or any other foundation designs and investigation boreholes using penetrative methods shall not be permitted other than with the express written consent of the Local Planning Authority, which may be given for those parts of the site where it has been demonstrated that there is no resultant unacceptable risk to groundwater. The development shall be carried out in accordance with the approved details.

Reason

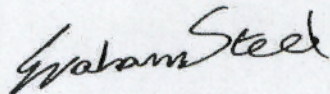
To protect and prevent the pollution of controlled waters from potential pollutants associated with current and previous land uses in line with National Planning Policy Framework (NPPF), paragraphs 109, 120, 121 and Environment Agency Groundwater Protection: Principles and Practice (GP3).

Advice to LPA / Applicant

Piling or any other foundation designs using penetrative methods can result in risks to controlled waters. It should be demonstrated that any proposed piling will not result in contamination of groundwater.

We ask to be consulted on the details submitted for approval to your Authority to discharge this condition and on any subsequent amendments or alterations.

Yours faithfully



Mr GRAHAM STEEL
Sustainable Places - Planning Advisor

Direct dial 02 03 02 58389

Direct fax

Direct e-mail planning.ipswich@environment-agency.gov.uk

cc Taylor Wimpey East Anglia

APPENDIX

We consider any infiltration Sustainable Drainage System (SuDS) greater than 2.0 m below ground level to be a deep system and are generally not acceptable. All infiltration SuDS require a minimum of 1.2 m clearance between the base of infiltration SuDS and peak seasonal groundwater levels.

Soakaways must not be constructed in contaminated ground where they could re-mobilise any pre-existing contamination and result in pollution of groundwater. Soakaways and other infiltration SuDS need to meet the criteria in our Groundwater Protection: Principles and Practice (GP3) position statements G1 and G9 to G13.

Only clean water from roofs can be directly discharged to any soakaway or watercourse. Systems for the discharge of surface water from associated hard-standing, roads and impermeable vehicle parking areas shall incorporate appropriate pollution prevention measures and a suitable number of SuDS treatment train components.

We recommend that developers should:

- 1) Refer to our "Groundwater Protection: Principles and Practice (GP3)" document:
https://www.gov.uk/government/uploads/system/uploads/attachment_data/file/297347/LIT_7660_9a3742.pdf
- 2) Follow the risk management framework provided in CLR11, "Model Procedures for the Management of Land Contamination", when dealing with land affected by contamination:
<https://www.gov.uk/government/publications/managing-land-contamination>
- 3) Refer to our "Guiding Principles for Land Contamination" for the type of information that we require in order to assess risks to controlled waters from the site. (The Local Authority can advise on risk to other receptors, for example human health):
<https://www.gov.uk/government/publications/managing-and-reducing-land-contamination>
- 4) Refer to our "Verification of Remediation of Land Contamination" report:
https://www.gov.uk/government/uploads/system/uploads/attachment_data/file/297674/scho0210brxf-e-e.pdf
- 5) Refer to the CL:AIRE "Definition of Waste: Development Industry Code of Practice" (version 2) and our related 'Position Statement on the Definition of Waste: Development Industry Code of Practice':
http://www.claire.co.uk/index.php?option=com_content&view=article&id=210&Itemid=82 and <https://www.gov.uk/turn-your-waste-into-a-new-non-waste-product-or-material>
- 6) Refer to British Standards BS 5930:1999-2010 and BS10175 and our "Technical Aspects of Site Investigations" Technical Report P5-065/TR
<https://www.gov.uk/government/publications/technical-aspects-of-site-investigation-in-relation-to-land-contamination>

- 7) Refer to our "Piling and Penetrative Ground Improvement Methods on Land Affected by Contamination" National Groundwater & Contaminated Land Centre Project NC/99/73 (available at <http://webarchive.nationalarchives.gov.uk/20140328084622/http://cdn.environment-agency.gov.uk/scho0501bitt-e-e.pdf>);
- 8) Refer to our "Good Practice for Decommissioning Boreholes and Wells" (<http://stuartgroup.ltd.uk/downloads/wellservices/groundwater/boreholedecommissioning/EAGuidelines.pdf>);
- 9) Refer to our website <https://www.gov.uk/government/organisations/environment-agency> for more information.

122

From: Planning Liaison [mailto:planningliaison@anglianwater.co.uk]
Sent: 15 January 2016 09:15
To: Planning Admin
Subject: RE: Consultation on Planning Application 3918/15

Dear Sirs,

Anglian Water would have no comments to make on this application.

Carl Lee

Growth Planning Advisor

Anglian Water Services Limited

Tel Office: 01733 414690

Thorpe Wood House, Thorpe Wood, Peterborough, PE3 6WT

www.anglianwater.co.uk

123

From: RM Floods Planning
Sent: 09 February 2016 16:12
To: Planning Admin
Subject: RE: Consultation on Planning Application 3918/15

FAO Rebecca Biggs

Application for approval of reserved matters pursuant to outline planning permission 0846/13 relating to Appearance, Landscaping, Layout & Scale for the development which includes the erection of 190 residential dwellings. Former Grampian Harris site, St Edmunds Drive, Elmswell IP30 9HF

Please see SCC comments on the above application regarding dispose of surface water and all other surface water drainage implications.

SCC did not formally respond on the original outline application regarding the outline drainage and SuDS design, as that application was submitted before April 2015. SCC assume that this application has been submitted to address condition 1 of the decision notice for 0846/13, however we would like to take this opportunity to make comments in general regarding this application.

The site is located in the headwaters for an ordinary watercourse that ultimately drains into the River Blackbourn. The River Blackbourn is a listed river under the Water Framework Directive and has a protection status under EU legislation for water quality. Furthermore the Blackbourn also regularly floods during winter months affecting local highways including the A1088.

Having reviewed the FRA submitted at outline by BWB Consulting (ref: BMW/2061/FRA) SCC would advise the LPA that the proposed surface water drainage system does not comply with our local SuDS standard and national best practice such as BS 8582:2013 "Code of practice for surface water management for development sites" and Ciria SuDS Manual C753. Because there are known flood issues downstream (e.g. River Blackbourn) any development proposing to discharge runoff to a watercourse must have appropriate mitigation measures in place that comply with best practice and the NPPF to reduce the impact.

Specific Comments – areas of concern

1. Firstly in respect to this application for appearance and layout, SCC cannot see any SuDS features on the illustrative masterplan. The applicant needs to be clear where they are providing open space for SuDS and to make sure they are scaled correctly within the curtilage of the site. SCC will need to see a illustrative masterplan that incorporates the drainage strategy including the green spaces for SuDS and the SuDS features themselves. Indicative flow paths would also be useful.

Currently the drainage system for Phase 1 consists of swale system linked to a detention basin outside this boundary. We would advise that further source control measures are also looked at to provide a management train. The space required for the open swale in Phase 1 will not only depend on catchment area being drained but also to some extent on adoption and maintenance proposals which may affect allowable depths of open water within swales. Shallower depths will mean bigger basins.

2. The wider drainage system i.e. detention basin must be designed for the full site (Phases 1 and 2) and sized to the 1 in 100yr+CC event for the two phases.

Swales should also ideally be sized to contain the 1 in100+CC storm event. Check dams will be required were the longitudinal slope of swales is steep, this is to allow for settlement of pollutants/silts. They will also to be designed with 1:4 side slopes and a maximum depth of water of 600mm as per national best practice. Therefore adequate space will be required to fit these in at this size and this why we are concerned they are not shown on the masterplan.

3. Because the site is previously developed, the proposed runoff rates should be restricted as close to the greenfield rates, or at the very minimum a betterment of at least 30% should be considered over the Brownfield runoff rates – as per section 3.2.2 in Ciria SuDS Manual C753. Currently the proposed discharge rate is Q_{bar} for all storm events upto the 100yr+CC event, this is given as 218 l/s. SCC consider this is to be too high and should be reduced accordingly to meet national best practice. With attenuation storage and swale sizes revised accordingly as well.

SCC require further calculations to outline what the theoretical greenfield rates are for this site in the 1, Q_{bar} , 30 and 100yr storms. This is for the existing area of the site.

We are assuming that the Rational Method has been used to calculate the existing brownfield runoff rates, however we would like further clarification as to the rainfall intensities used and where they are referenced from.

SCC would like to be consulted when information for condition 7 has been formally submitted.

Kind Regards

Steven Halls

Flood and Water Engineer
Flood and Water Management
Resource Management
Suffolk County Council
Endeavour House, 8 Russell Road, Ipswich, Suffolk. IP1 2BX

Tel: 01473 264430
Mobile: 07713093642
Email: steven.halls@suffolk.gov.uk

From: planningadmin@midsuffolk.gov.uk [<mailto:planningadmin@midsuffolk.gov.uk>]
Sent: 08 January 2016 14:20
To: RM Floods Planning
Subject: Consultation on Planning Application 3918/15

Correspondence from MSDC Planning Services.

Location: Former Grampian Harris site, St Edmunds Drive, Elmswell IP30 9HF

Proposal: Application for approval of reserved matters pursuant to outline planning permission 0846/13 relating to Appearance, Landscaping, Layout & Scale for the development which includes the erection of 190 residential dwellings

We have received an application on which we would like you to comment. A consultation letter is attached. To view details of the planning application online please click [here](#)

We request your comments regarding this application and these should reach us within 21 days. Please make these online when viewing the application.

The planning policies that appear to be relevant to this case are HB1, C0299, H17, NPPF, GP1, CL8, RT12, Cor1, Cor2, Cor3, Cor4, Cor5, Cor6, Cor7, Cor8, Cor9, Cor11, HB14, H7, H14, H15, H13, E4, E6, E7, T2, T4, T9, H3, T10, T11, T12, T13, CSFR-FC1, CSFR-FC1.1, CSFR-FC2, CSFR-FC3, RT1, RT4, RT5, RT6, RT11, SC4, C0505, C1195, which can

be found in detail in the Mid Suffolk Local Plan.

We look forward to receiving your comments.

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126

Rebecca Biggs

From: Steven Halls
Sent: 15 April 2016 15:03
To: Rebecca Biggs
Subject: RE: Development at Station Road, Elmswell - Planning Application 3918/15

Follow Up Flag: Follow up
Flag Status: Flagged

Sorry Rebecca

Yes I can confirm that the below dialogue is correct and that the consultant will be doing some further work for us. I would suggest using a condition though, if possible, to allow for this to commence.

Regards

Steven Halls

Flood and Water Engineer
Flood and Water Management
Resource Management
Suffolk County Council
Endeavour House, 8 Russell Road, Ipswich, Suffolk. IP1 2BX

Tel: 01473 264430
Mobile: 07713093642
Email: steven.halls@suffolk.gov.uk

From: Rebecca Biggs
Sent: 15 April 2016 14:27
To: Steven Halls
Subject: FW: Development at Station Road, Elmswell - Planning Application 3918/15

Dear Steven,

I am under pressure to resolve this application. I would be grateful if you could respond to the below email. I am concerned any detailed drainage plan may conflict with the proposed landscaping.

Many thanks

Rebecca Biggs
Development Management Planning Officer
Babergh and Mid-Suffolk District Councils- WorkingTogether
www.babergh.gov.uk www.midsuffolk.gov.uk

Mid Suffolk District Council | 131 High Street | Needham Market |
T. Ext 01449 724543 Int. 4543
E. rebecca.biggs@babermidsuffolk.gov.uk

Please be advised that any comments expressed in this email are offered at an officer level as a professional opinion and are given without prejudice to any decision or action the Council may take in the future. Please check with the emails author if you are in any doubt about the status of the advice given.

*** CIL charging is coming to Mid Suffolk and Babergh soon. See our websites for the latest information [here](#) ***

From: Mark Chapman - TW East Anglia [<mailto:Mark.Chapman@taylorwimpey.com>]
Sent: 07 April 2016 17:42
To: Rebecca Biggs; Steven Halls
Cc: Philip Isbell; Stephen Lee - TW East Anglia
Subject: FW: Development at Station Road, Elmswell - Planning Application 3918/15

Good afternoon Rebecca,

Please see below the correspondence between our Engineer, James Vine & Steven Halls. I have just spoken to Steven and he is now happy that the Reserved Matters application is acceptable.

As you can see from Steven's email below, we are going to continue to work with him on the detailed drainage design to reduce the outflows as much as practicable and this is secured through Condition 7 of the Outline Planning Permission.

Steven – as discussed, please can you confirm that this is a fair and true reflection of our conversation.

Regards,

Mark

Mark Chapman | Design & Planning Manager | Taylor Wimpey East Anglia
Castle House, Kempson Way, Bury St Edmunds, Suffolk, IP32 7AR
t: 01284 773800 | m: 07469 022081 | e: mark.chapman@taylorwimpey.com
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From: Steven Halls [<mailto:Steven.Halls@suffolk.gov.uk>]
Sent: 07 April 2016 14:40
To: James Vine - TW East Anglia
Subject: RE: Development at Station Road, Elmswell - Planning Application 3918/15

Hi James

The information that's been sent through has been really helpful and does confirm what I originally thought. I would still like to know where BWB got there position of the 30min storm duration from though – I'm not disputing it I'm just curious to know if it is written in any guidance.

Anyway because of the constraints with land availability and the fact that the permitted discharge rate has already been approved, I would like to recommend to the LPA that you guys can do some further work to improve the final flows during reserved matters/detailed design by whichever way possible. Thus improving on the 65, 168, 214 l/s outflows. Specifically if you recall my first email, I asked to see what extra storage features you can include on the site to bring down the actual discharge rate for all the storm events. I see you have cellular storage at manhole 35 and if this sort of component can be replicated around the site, you may be able to lower the outflow settings on the hydrobrake. Maybe even have small controls at the ends of each of the pipe branches with a storage area upstream of it?

I don't want to be too specific but aiming to get the 1yr down to say 50l/s, 30yr down to 100l/s and the 100yr+CC to 150 l/s would be an improvement and maybe wont causing any flooding out of the system?

Also would it be possible for us to have a copy of the microdrainage file (.mdx) for this site?

128

Kind Regards

Steven Halls

Flood and Water Engineer
Flood and Water Management
Resource Management
Suffolk County Council
Endeavour House, 8 Russell Road, Ipswich, Suffolk. IP1 2BX

Tel: 01473 264430
Mobile: 07713093642
Email: steven.halls@suffolk.gov.uk

From: James Vine - TW East Anglia [<mailto:James.Vine@taylorwimpey.com>]
Sent: 07 April 2016 10:31
To: Steven Halls
Subject: FW: Development at Station Road, Elmswell - Planning Application 3918/15

Hi Steven,

I tried to call but no one seems to be picking the phone up. I just wondered if you have had the opportunity to consider my email below?

Kind Regards
James Vine

From: James Vine - TW East Anglia
Sent: 05 April 2016 17:21
To: 'Steven.Halls@suffolk.gov.uk'
Cc: Gary Lee - TW East Anglia; Stephen Lee - TW East Anglia; Mark Chapman - TW East Anglia
Subject: FW: Development at Station Road, Elmswell - Planning Application 3918/15

Hi Steven,

Many thanks for your response yesterday in relation to the development at Elmswell.

As requested in your email please find attached a response from BWB in relation to have they have established the relevant brown field run-off rates for the development which I trust is of assistance. I have also included a set of preliminary calculations for the proposed onsite designs. As you will see the discharge rates for the 1yr event is 65.0l/s, 30yr event 168.7l/s and the 100yr event + Climate change 214 l/s. As previously advised this is in line with the approved FRA as part of the outline planning permission for the development. BWB also detail this as being a betterment of 20% from the actual brownfield discharge rates. Based upon the FRA QBAR is 218l/s which is what we are limiting the worst case storm to. The actual discharge rates for the 30yr storm is 528l/s and the 100yr being 788l/s. We are therefore providing a large improvement in run-off rates for the worst case storms.

As you may be aware we purchased the parcel of land from Harrow Estates and as part of the land sale we are only allocated a certain area to position the pond. As you will appreciate this area was set based upon the FRA. This means that we are unable to extend the pond in width due to these limitations with the land take. The land in which the pond is going to be positioned is land outside of our ownership and is not land we control.

We obviously want to work with you to overcome these problems and there may be the possibility to introduce a more complex flow control device which could reduce down the flows for the smaller storm events but we would of course still need to increase flow rates for the 100yr storm events to avoid the pond from flooding. This may therefore generate a greater flow rate in a worst case event. The final detailed design may also be able to reduce the flow rates slightly but I don't expect this to be much of a reduction.

We have done a quick run of the calculations based upon limiting flows down to 52l/s as detailed but this generated a large flood and would mean increasing the pond by quite a significant amount which we don't have the land availability for.

I would be grateful for your earliest response to this on the basis that we need to submit our application imminently.

Kind Regards
James Vine

From: Gary Lee - TW East Anglia
Sent: 04 April 2016 17:01
To: James Vine - TW East Anglia
Subject: FW: Development at Station Road, Elmswell - Planning Application 3918/15

James,

Could you look at this first thing and answer any concerns Steven has please?

Thanks

Gary Lee | Technical Manager | Taylor Wimpey East Anglia
Castle House, Kempson Way, Suffolk Business Park, Bury St Edmunds, Suffolk, IP32 7AR
t: 01284 773800 | m: 07826 874463 | e: gary.lee@taylorwimpey.com
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From: Steven Halls [<mailto:Steven.Halls@suffolk.gov.uk>]
Sent: 04 April 2016 16:40
To: Gary Lee - TW East Anglia
Cc: Rebecca Biggs
Subject: RE: Development at Station Road, Elmswell - Planning Application 3918/15

Gary

I'm terribly sorry I haven't got back to you sooner, things are manic here atm. I have read your comments and have the following proposals:-

Basically I'm still very concerned about the final discharge rate of 218l/s – I acknowledge that this rate was accepted at outline but I'm surprised the EA approved it given that there are known flood incidents recorded just downstream of the site and from their main river (R. Blackbourn). The Non-technical Standards for SuDS outline that for previously developed sites, SW should be limited to, where reasonably practical to greenfield rates. We work to this on all brownfield sites. It's confusing that this wasn't asked for at outline and annoying there is no evidence in the FRA its even been looked into.

I'm also concerned that no reference is mentioned in the FRA to which method BWB used to work out the original peak runoff rates. I assume they used the modified rational method but to which rainfall parameters – FSR/REFH or gauged data. This equation is used for the design of pipe networks and when used for this purpose relies heavily on representing the existing drainage layout of the brownfield site. I haven't seen any maps or plans of the existing drainage network of the site, their capacity, layout or the position of the outfall. With no information of this sort available, im worried that these numbers are based on guesses which is not good enough. I'm especially interested to know why they used a 30min storm duration?

I refer to section 24.5 of the new SuDS manual which highlights that volume and peak runoff rates should be calculated for previously developed sites using accurately represented simulations of the existing pipe network. Currently I have seen no evidence of this and furthermore no assessment has been undertaken on volumes at all.

In light of the above, I don't want to be too unreasonable and I understand that you guys have just picked this up from BWB, thus I'm willing to work with you guys on this to come to some sort of compromise. Basically I need to know how much extra storage can be implemented at the site and what improvements can be made to the discharge rate without causing too many alterations to the building layout. I think a good place to start is to firstly see what your simulations are showing for the proposed site (3.575ha of imp area) and see what the resultant peak flows are for the 1, Qbar, 30 and 100yr +CC storms with and without attenuation. I will be interested to see if they are close to the 218l/s.

Secondly, you mention that the proposed basin could be deepened. It needs to be widened rather than deepened unless the watercourse level is lower than the lowest invert in the pond. But implementing more source control features is a must. This is the biggest downfall on the site, there is no site wide management train to capture stormwater at source – you could use skeletanks, storage underneath permeable paving or even oversized pipes. There are many options, all of which would help to reduce the outflow from the site. Ideally I would like to see more soft options like detention basins in POS but given your latest layout I doubt this is possible.

To put some perspective on this I have calculated a discharge rate based on method 2 in section 24.5 of the Suds manual – so in MicroDrainage using ICPSUDS you can increase SOIL to 0.5 and use a Partly Urbanised Catchment factor (set it to 0.75) to represent a brownfield site. Using this method, bearing in mind it's completely different to the rational method, it gave me 52l/s for Qbar. Whether this is more representative or not is debatable but it is an improvement on 218 l/s.

In summary if you could find: -

- BWBs notes and evidence on how they came up with the 218l/s – what method they used and the numbers inputted and why 30min duration was selected
- What raw peak flows the proposed site will produce using the latest simulations.
- Areas where further storage could be implemented so that the discharge rate can be reduced to help flood risk downstream.

Please let me know your thoughts

Kind Regards

Steven Halls

Flood and Water Engineer
Flood and Water Management
Resource Management
Suffolk County Council
Endeavour House, 8 Russell Road, Ipswich, Suffolk. IP1 2BX

Tel: 01473 264430
Mobile: 07713093642
Email: steven.halls@suffolk.gov.uk

From: Gary Lee - TW East Anglia
Sent: 12 February 2016 07:53
To: 'steven.halls@suffolk.gov.uk'
Cc: Lee, Stephen - TW East Anglia (stephen.lee@taylorwimpey.com); Vine, James - TW East Anglia (james.vine@taylorwimpey.com)
Subject: Development at Station Road, Elmswell - Planning Application 3918/15

Good morning Steven,

I have been passed a copy of your comments regarding the above application, in relation to the items raised I can comment as follows:-

1. During the investigations for this development, it was identified that infiltration techniques would not be of use with results ranging between 2.16×10^{-6} and 4.77×10^{-7} and therefore a positive discharge point would be required. We also had water strikes as shallow depths. **Noted** The FRA undertaken by BWB was an document submitted as part of the Outline Planning Permission 0846/13 and proposed the use of an attenuation pond within land to the north-west of the site, together with two linear swales along the northern and western boundaries. Upon further detailed design whilst undertaking the planning layout, it became clear that the two boundary swales would be of limited use as the topography didn't allow for conveyance to these swales. However, we have introduced within the layout for highway verges to run parallel to the main spine road, within these verges at detailed design stage, we will look to utilise shallow swales and/or vegetated filter strips in order to take storm run-off from the highways instead of the conventional road gully. The swales/filter strips will then drain back into the conventional sewer system which will ultimately drain into the attenuation basin as infiltration cannot be fully relied upon **noted**. Where roads don't have highway verges, we are proposing to introduce a further filter strip on or before it enters into the attenuation pond. The swales will not act as storage facilities due to the width of the verge proposed.
2. At this stage, there is no planning permission for Phase 2. We also do not control the land should a Phase 2 come forward. Therefore at this stage we cannot size the detention basin for the additional area. As mentioned above, the swales will not be sized to accommodate any storage and therefore the attenuation pond and sewers beneath the roads will be sized to accommodate all the flows for the 1in100 year event plus climate change. The road side swales will likely only be 200mm deep. As the OPP is for 190 residential units (secured before we purchased the site), there is insufficient space to accommodate deep carrier swales/ditches to convey the water to the attenuation basin where topography would allow. Flood exceedance paths will also be designed in to convey water to the attenuation basin where possible, if not to public open space areas.
3. The discharge rate of 218 litres/second as proposed within the BWB report already includes a betterment of 20% over the brownfield rates. We would propose the use of a complex control at the outfall of the attenuation basin in order to utilise a reduced discharge rate for all storms upto and including the 1in30 year storm event, thus holding back volume as much as possible and utilising the storage in the attenuation pond more regularly. A second flow control will be placed at the 1in30 year water level but combined discharge rates would not exceed 218 litres/second. It may be possible to make a further betterment to this rate if the attenuation pond was deepened. The proposed drained area will be less than the former Brownfield drained area therefore I'm not sure why the Greenfield Rates would be applied here.

I also attach an email of the record of conversation I had in a meeting with Jeff Horner whilst we were designing up the layout. He was happy with the approach we had taken once I had explained the poor infiltration rates, topography, conveyance and maintenance issues etc.

Should you feel a meeting would be beneficial to discuss further, please let me know some convenient times that would suit you.

Kind regards

Gary Lee | Technical Manager | Taylor Wimpey East Anglia
 Castle House, Kempson Way, Suffolk Business Park, Bury St Edmunds, Suffolk, IP32 7AR
 t: 01284 773800 | m: 07826 874463 | e: gary.lee@taylorwimpey.com
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Developments Affecting Trunk Roads and Special Roads

Highways England Planning Response (HEPR 16-01)

Formal Recommendation to an Application for Planning Permission

From: Catherine Brookes
Network Delivery and Development
East Region
Highways England.
planningee@highwaysengland.co.uk

To: Mid Suffolk District Council

CC: transportplanning@dft.gsi.gov.uk
growthandplanning@highwaysengland.co.uk

Council's Reference: 3918/15

Referring to the planning application referenced above, dated [date of PA received], application for approval of reserved matters pursuant to outline planning permission 0846/13 relating to Appearance, Landscaping, Layout & Scale for the development which includes the erection of 190 dwellings, Former Grampian Foods Site St Edmunds Drive Station Road Elmswell, Suffolk IP30 9HF, notice is hereby given that Highways England's formal recommendation is that we:

- a) offer no objection;
- ~~b) recommend that conditions should be attached to any planning permission that may be granted (see Annex A — Highways England recommended Planning Conditions);~~
- ~~c) recommend that planning permission not be granted for a specified period (see Annex A — further assessment required);~~
- ~~d) recommend that the application be refused (see Annex A — Reasons for recommending Refusal).~~

134

Highways Act Section 175B is / is not relevant to this application.¹

This represents Highways England formal recommendation and is copied to the Department for Transport as per the terms of our Licence.

Should you disagree with this recommendation you should consult the Secretary of State for Transport, as per the Town and Country Planning (Development Affecting Trunk Roads) Direction 2015, via transportplanning@dft.gsi.gov.uk.

Signature:  Date: 1 February 2015
Name: David Abbott Position: Asset Manager
Highways England: Woodlands, Manton Lane Bedford MK41 7LW
david.abbott@highwaysengland.co.uk

¹ Where relevant, further information will be provided within Annex A.



Historic England

135

EAST OF ENGLAND OFFICE

Ms Rebecca Biggs
Mid Suffolk District Council
131 High Street
Needham Market
Ipswich
Suffolk
IP6 8DL

Direct Dial: 01223 582721

Our ref: P00506260

5 April 2016

Dear Ms Biggs

**Arrangements for Handling Heritage Applications Direction 2015 &
T&CP (Development Management Procedure) (England) Order 2015**

**FORMER GRAMPIAN HARRIS SITE, ST EDMUNDS DRIVE, ELMSWELL, IP30 9HF
Application No 3918/15**

Thank you for your letter of 23 March 2016 notifying Historic England of the application for listed building consent/planning permission relating to the above site. On the basis of the information provided, **we do not consider that it is necessary for this application to be notified to Historic England** under the relevant statutory provisions, details of which are enclosed.

If you consider that this application does fall within one of the relevant categories, or if there are other reasons for seeking the advice of Historic England, we would be grateful if you could explain your request. Please do not hesitate to telephone me if you would like to discuss this application or the notification procedures in general.

We will retain the application for four weeks from the date of this letter. Thereafter we will dispose of the papers if we do not hear from you.

Yours sincerely

David Eve

Inspector of Historic Buildings and Areas
E-mail: david.eve@HistoricEngland.org.uk

Enclosure: List of applications requiring consultation with and notification to Historic England



24 BROOKLANDS AVENUE, CAMBRIDGE, CB2 8BU

Telephone 01223 582749
HistoricEngland.org.uk





Historic England

136

EAST OF ENGLAND OFFICE

Historic England must be notified of the following applications for listed building consent by virtue of the following provisions:

Notification:

- L1 For works in respect of any Grade I or II* listed building; and
- L2 For relevant works in respect of any grade II (unstarred) listed building

(relevant works means:

- i) works for the demolition of any principal building (see note 3);
- ii) works for the alteration of any principal building which comprise or include the demolition of a principal external wall of the principal building; or
- iii) works for the alteration of any principal building which comprises or includes the demolition of all or a substantial part of the interior of the principal building.

For the purposes of sub paragraphs ii) and iii) above:

- a) a proposal to retain less than 50% of the surface area of that part of a principal building represented on any elevation (ascertained by external measurement on a vertical plan, including the vertical plane of any roof) is treated as a proposal for the demolition of a principal external wall;
- b) a proposal to demolish any principal internal element of the structure including any staircase, load bearing wall, floor structure or roof structure is treated as a proposal for the demolition of a substantial part of the interior.)

- L3 Decisions taken by the local planning authorities on these applications

Basis for this - Arrangements for handling heritage applications - Notification to Historic England and National Amenity Societies and the Secretary of State (England) Direction 2015 - made under section 12, 15 (1) and (5) of the Planning (Listed Buildings and Conservation Areas) Act 1990

Historic England
15 April 2015

Note 2: Relevant demolition is defined in section 196D of the Town and Country Planning Act 1990 as "demolition of a building that is situated in a conservation area in England and is not a building to which section 74 of the Planning (Listed Buildings and Conservation Areas) Act 1990 does not apply by virtue of s75 of that Act (listed buildings, certain ecclesiastical buildings, scheduled monuments and buildings described in a direction of the Secretary of State under that section.)

Note 3: "principal building" means a building shown on the list compiled under Section 1 of the Planning (Listed Buildings and Conservation Areas) Act 1990 and includes (unless the list entry indicates otherwise) any object or structure fixed to that building, but does not include any curtilage building.



24 BROOKLANDS AVENUE, CAMBRIDGE, CB2 8BU

Telephone 01223 582749
HistoricEngland.org.uk



Historic England is subject to the Freedom of Information Act, 2000 (FOIA) and Environmental Information Regulations 2004 (EIR). All information held by the organisation will be accessible in response to an information request, unless one of the exemptions in the FOIA or EIR applies.



Planning and Listed Building Consent applications requiring consultation with and notification to Historic England (the Historic Buildings and Monuments Commission for England) April 2015

Applications for planning permission

Historic England must be consulted or notified (see note 1) of the following planning applications by virtue of the following provisions:

Consultation:

Development which in the opinion of the local planning authority falls within these categories:

- P1 Development of land involving the demolition, in whole or in part, or the material alteration of a listed building which is classified as Grade I or II*
- P2 Development likely to affect the site of a scheduled monument
- P3 Development likely to affect any battlefield or a Grade I or II* park or garden of special historic interest which is registered in accordance with section 8C of the Historic Buildings and Ancient Monuments Act 1953

Basis for this - Town and Country Planning (Development Management Procedure) (England) Order 2015 - article 18 and Schedule 4.

- P4 Development likely to affect certain strategically important views in London

Basis for this - Secretary of State for Communities and Local Government Directions relating to Protected Vistas 2012

Notification:

Development which the local authority (or Secretary of State) think would affect:

- P5 The setting of a Grade I or II* listed building; or
- P6 The character or appearance of a conservation area where
 - i) the development involves the erection of a new building or the extension of an existing building; and
 - ii) the area of land in respect of which the application is made is more than 1,000 square metres

Basis for this - Planning (Listed Buildings and Conservation Areas) Regulations 1990 - regulation 5A (as amended by The Planning (Listed Buildings and Conservation Areas) (Amendment) (England) Regulations 2015

- P7 Local authority/ies own applications for planning permission for relevant demolition in conservation areas. (see note 2)

Basis for this - Town and Country Planning General Regulations 1992 (as amended by the Town and Country Planning General (Amendment) (England) Regulations 2015

Note 1: There is a difference between Consultation and Notification. When LPAs consult on applications, there is a duty to provide a substantive response to the LPA within 21 days. A notification from the LPA is to enable representations to be made if we so wish, and to respond within 21 days. Historic England does not make a distinction in its handling of advice work.

Applications for listed building consent



24 BROOKLANDS AVENUE, CAMBRIDGE, CB2 8BU

Telephone 01223 582749
HistoricEngland.org.uk



138



Your ref: 3918/15
Our ref: 00032790
Date: 06 April 2016
Enquiries to: Peter Freer
Tel: 01473 264801
Email: peter.freer@suffolk.gov.uk

Rebecca Biggs
Planning Officer
Mid Suffolk District Council
Council Offices
131 High Street
Needham Market
Ipswich
IP6 8DL

Dear Rebecca,

Elmswell, Former Grampian Harris site, St Edmunds Drive

I refer to the reserved matters application - submission of details under outline planning permission 0846/13 - Outline planning application for demolition of all buildings on site (comprising redundant factory buildings in Use Class B2, settlement tanks and 6 derelict residential properties) and erection of up to 190 residential dwellings and pumping station. Construction of a new access road to Station Road.

This planning permission has a S106A dated 17 March 2015 which contains a number of obligations in favour of the County Council. The reserved matters application will need to be linked with the existing S106A. I have no comments to make on the reserved matters application but I have copied this letter to colleagues who respectively deal with highways, rights of way, drainage, archaeology and fire protection matters who may wish to comment.

Yours sincerely,

P J Freer

Peter Freer
Senior Planning and Infrastructure Officer
Planning Section, Strategic Development, Resource Management

cc Andrew Woodin SCC; Steve Kerr SCC; Andrew Pearce SCC; Simon Curl SCC; Floods Planning SCC; Angela Kempen SCC; Abby Antrobus SCC; Paul Armstrong SCC; and Neil McManus SCC

139

Date: 14 January 2016
Our ref: 176003
Your ref: 3918/15



Rebecca Biggs
Planning Services
Mid Suffolk District Council
131 High Street
Needham Market
Suffolk
IP6 8DL

Hornbeam House
Crewe Business Park
Electra Way
Crewe
Cheshire
CW1 6GJ

T 0300 060 3900

BY EMAIL ONLY

Dear Ms Biggs

Planning consultation: Application for approval of reserved matters pursuant to outline planning permission 0846/13 relating to Appearance, Landscaping, Layout & Scale for the development which includes the erection of 190 residential dwellings.

Location: Former Grampian Harris site, St Edmunds Drive, Elmswell IP30 9HF.

Thank you for your consultation on the above dated 08 January 2016 which was received by Natural England on 08 January 2016.

Natural England is a non-departmental public body. Our statutory purpose is to ensure that the natural environment is conserved, enhanced, and managed for the benefit of present and future generations, thereby contributing to sustainable development.

The Wildlife and Countryside Act 1981 (as amended)
The Conservation of Habitats and Species Regulations 2010 (as amended)

Natural England's comments in relation to this application are provided in the following sections.

Statutory nature conservation sites – no objection

Natural England has assessed this application using the Impact Risk Zones data (IRZs) and is satisfied that the proposed development being carried out in strict accordance with the details of the application, as submitted, will not damage or destroy the interest features for which Norton Wood has been notified. We therefore advise your authority that this SSSI does not represent a constraint in determining this application. Should the details of this application change, Natural England draws your attention to Section 28(l) of the Wildlife and Countryside Act 1981 (as amended), requiring your authority to re-consult Natural England.

Protected species

We have not assessed this application and associated documents for impacts on protected species. Natural England has published [Standing Advice](#) on protected species.

You should apply our Standing Advice to this application as it is a material consideration in the determination of applications in the same way as any individual response received from Natural England following consultation.



The Standing Advice should not be treated as giving any indication or providing any assurance in respect of European Protected Species (EPS) that the proposed development is unlikely to affect the EPS present on the site; nor should it be interpreted as meaning that Natural England has reached any views as to whether a licence is needed (which is the developer's responsibility) or may be granted.

If you have any specific questions on aspects that are not covered by our Standing Advice for European Protected Species or have difficulty in applying it to this application please contact us with details at consultations@naturalengland.org.uk.

Local sites

If the proposal site is on or adjacent to a local site, e.g. Local Wildlife Site, Regionally Important Geological/Geomorphological Site (RIGS) or Local Nature Reserve (LNR) the authority should ensure it has sufficient information to fully understand the impact of the proposal on the local site before it determines the application.

Biodiversity enhancements

This application may provide opportunities to incorporate features into the design which are beneficial to wildlife, such as the incorporation of roosting opportunities for bats or the installation of bird nest boxes. The authority should consider securing measures to enhance the biodiversity of the site from the applicant, if it is minded to grant permission for this application. This is in accordance with Paragraph 118 of the National Planning Policy Framework. Additionally, we would draw your attention to Section 40 of the Natural Environment and Rural Communities Act (2006) which states that *'Every public authority must, in exercising its functions, have regard, so far as is consistent with the proper exercise of those functions, to the purpose of conserving biodiversity'*. Section 40(3) of the same Act also states that *'conserving biodiversity includes, in relation to a living organism or type of habitat, restoring or enhancing a population or habitat'*.

Landscape enhancements

This application may provide opportunities to enhance the character and local distinctiveness of the surrounding natural and built environment; use natural resources more sustainably; and bring benefits for the local community, for example through green space provision and access to and contact with nature. Landscape characterisation and townscape assessments, and associated sensitivity and capacity assessments provide tools for planners and developers to consider new development and ensure that it makes a positive contribution in terms of design, form and location, to the character and functions of the landscape and avoids any unacceptable impacts.

Sites of Special Scientific Interest Impact Risk Zones

The Town and Country Planning (Development Management Procedure) (England) Order 2015, which came into force on 15 April 2015, has removed the requirement to consult Natural England on notified consultation zones within 2 km of a Site of Special Scientific Interest (Schedule 5, v (ii) of the 2010 DMPO). The requirement to consult Natural England on *"Development in or likely to affect a Site of Special Scientific Interest"* remains in place (Schedule 4, w). Natural England's **SSSI Impact Risk Zones** are a GIS dataset designed to be used during the planning application validation process to help local planning authorities decide when to consult Natural England on developments *likely to affect a SSSI*. The dataset and user guidance can be accessed from the data.gov.uk website.

Should the proposal be amended in a way which **significantly** affects its impact on the natural environment then, in accordance with Section 4 of the Natural Environment and Rural Communities Act 2006, Natural England should be consulted again. Before sending us the amended consultation, please assess whether the changes proposed will materially affect any of the advice we have previously offered. If they are unlikely to do so, please do not re-consult us.

Yours sincerely



141

Alice Watson
Consultations Team



142

From: Toolan Adrian [mailto:Adrian.Toolan@networkrail.co.uk] **On Behalf Of** Town Planning SE
Sent: 26 January 2016 11:21
To: Planning Admin
Subject: Network Rail consultation - 3918/15

Dear Sir/Madam,

Thank you very much for consulting with Network Rail in regards to application 3918/15. Please see related comments below;

The developer/applicant must ensure that their proposal, both during construction and after completion of works on site, does not:

- encroach onto Network Rail land
- affect the safety, operation or integrity of the company's railway and its infrastructure
- undermine its support zone
- damage the company's infrastructure
- place additional load on cuttings
- adversely affect any railway land or structure
- over-sail or encroach upon the air-space of any Network Rail land
- cause to obstruct or interfere with any works or proposed works or Network Rail development both now and in the future

I give below my comments and requirements for the safe operation of the railway and the protection of Network Rail's adjoining land.

Future maintenance

The development must ensure that any future maintenance can be conducted solely on the applicant's land. The applicant must ensure that any construction and any subsequent maintenance can be carried out to any proposed buildings or structures without adversely affecting the safety of, or encroaching upon Network Rail's adjacent land and air-space, and therefore all/any building should be situated at least 2 metres (3m for overhead lines and third rail) from Network Rail's boundary. The reason for the 2m (3m for overhead lines and third rail) stand off requirement is to allow for construction and future maintenance of a building and without requirement for access to the operational railway environment which may not necessarily be granted or if granted subject to railway site safety requirements and special provisions with all associated railway costs charged to the applicant. Any less than 2m (3m for overhead lines and third rail) and there is a strong possibility that the applicant (and any future resident) will need to utilise Network Rail land and air-space to facilitate works. The applicant / resident would need to receive approval for such works from the Network Rail Asset Protection Engineer, the applicant / resident would need to submit the request at least 20 weeks before any works were due to commence on site and they would be liable for all costs (e.g. all possession costs, all site safety costs, all asset protection presence costs). However, Network Rail is not required to grant permission for any third party access to its land. No structure/building should be built hard-against Network Rail's boundary as in this case there is an even higher probability of access to Network Rail land being required to undertake any construction / maintenance works. Equally any structure/building erected hard against the boundary with Network Rail will impact adversely upon our maintenance teams' ability to maintain our boundary fencing and boundary treatments.

Drainage

No Storm/surface water or effluent should be discharged from the site or operations on the site into Network Rail's property or into Network Rail's culverts or drains except by agreement with Network Rail. Suitable drainage or other works must be provided and maintained by the Developer to prevent surface water flows or run-off onto Network Rail's property. Proper provision must be made to accept and continue drainage discharging from Network Rail's property; full details to be submitted for approval to the Network Rail Asset Protection Engineer. Suitable foul drainage must be provided separate from Network Rail's existing drainage. Soakaways, as a means of storm/surface water disposal must not be constructed near/within 10 – 20 metres of Network Rail's boundary or at any point which could adversely affect the stability of Network Rail's property. After the completion and occupation of the development, any new or exacerbated problems attributable to the new development shall be investigated and remedied at the applicants' expense.

Plant & Materials

All operations, including the use of cranes or other mechanical plant working adjacent to Network Rail's property, must at all times be carried out in a "fail safe" manner such that in the event of mishandling, collapse or failure, no plant or materials are capable of falling within 3.0m of the boundary with Network Rail.

Scaffolding

Any scaffold which is to be constructed within 10 metres of the railway boundary fence must be erected in such a manner that at no time will any poles over-sail the railway and protective netting around such scaffold must be installed. The applicant/applicant's contractor must consider if they can undertake the works and associated scaffold/access for working at height within the footprint of their property boundary.

Piling

Where vibro-compaction/displacement piling plant is to be used in development, details of the use of such machinery and a method statement should be submitted for the approval of the Network Rail's Asset Protection Engineer prior to the commencement of works and the works shall only be carried out in accordance with the approved method statement.

Fencing

In view of the nature of the development, it is essential that the developer provide (at their own expense) and thereafter maintain a substantial, trespass proof fence along the development side of the existing boundary fence, to a minimum height of 1.8 metres. The 1.8m fencing should be adjacent to the railway boundary and the developer/applicant should make provision for its future maintenance and renewal without encroachment upon Network Rail land. Network Rail's existing fencing / wall must not be removed or damaged and at no point either during construction or after works are completed on site should the foundations of the fencing or wall or any embankment therein, be damaged, undermined or compromised in any way. Any vegetation on Network Rail land and within Network Rail's boundary must also not be disturbed. Any fencing installed by the applicant must not prevent Network Rail from maintaining its own fencing/boundary treatment.

Lighting

Any lighting associated with the development (including vehicle lights) must not interfere with the sighting of signalling apparatus and/or train drivers vision on approaching trains. The location and colour of lights must not give rise to the potential for confusion with the signalling arrangements on the railway. The developers should obtain Network Rail's Asset Protection Engineer's approval of their detailed proposals regarding lighting.

Noise and Vibration

The potential for any noise/ vibration impacts caused by the proximity between the proposed development and any existing railway must be assessed in the context of the National Planning Policy Framework which holds relevant national guidance information. The current level of usage may be subject to change at any time without notification including increased frequency of trains, night time train running and heavy freight trains.

Landscaping

Where trees/shrubs are to be planted adjacent to the railway boundary these shrubs should be positioned at a minimum distance greater than their predicted mature height from the boundary. Certain broad leaf deciduous species should not be planted adjacent to the railway boundary as the species will contribute to leaf fall which will have a detrimental effect on the safety and operation of the railway. We would wish to be involved in the approval of any landscaping scheme adjacent to the railway. Where landscaping is proposed as part of an application adjacent to the railway it will be necessary for details of the landscaping to be known and approved to ensure it does not impact upon the railway infrastructure. Any hedge planted adjacent to Network Rail's boundary fencing for screening purposes should be so placed that when fully grown it does not damage the fencing or provide a means of scaling it. No hedge should prevent Network Rail from maintaining its boundary fencing. Lists of trees that are permitted and those that are not permitted are provided below and these should be added to any tree planting conditions:

Permitted: Birch (Betula), Crab Apple (Malus Sylvestris), Field Maple (Acer Campestre), Bird Cherry (Prunus Padus), Wild Pear (Pyrus Communis), Fir Trees – Pines (Pinus), Hawthorne (Cretaegus), Mountain Ash – Whitebeams (Sorbus), False Acacia (Robinia), Willow Shrubs (Shrubby Salix), Thuja Plicatata "Zebrina"

Not Permitted: Alder (Alnus Glutinosa), Aspen – Popular (Populus), Beech (Fagus Sylvatica), Wild Cherry (Prunus Avium), Hornbeam (Carpinus Betulus), Small-leaved Lime (Tilia Cordata), Oak (Quercus), Willows (Salix Willow), Sycamore – Norway Maple (Acer), Horse Chestnut (Aesculus Hippocastanum), Sweet Chestnut (Castanea Sativa), London Plane (Platanus Hispanica).

Vehicle Incursion

Where a proposal calls for hard standing area / parking of vehicles area near the boundary with the operational railway, Network Rail would recommend the installation of a highways approved vehicle incursion barrier or high kerbs to prevent vehicles accidentally driving or rolling onto the railway or damaging lineside fencing.

As the site is adjacent to Network Rail's operational railway infrastructure, Network Rail strongly recommends the developer contacts AssetProtectionAnglia@networkrail.co.uk prior to any works commencing on site, and also to agree an Asset Protection Agreement with us to enable approval of detailed works. More information can also be obtained from our website at www.networkrail.co.uk/asp/1538.aspx.

Kind regards,



Adrian Toolan,
Town Planning Technician,

145

1 Eversholt Street,
London,
NW1 2DN.
Mobile – 07710 959 611
Adrian.Toolan@networkrail.co.uk

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146

Consultee Comments for application 3918/15

Application Summary

Application Number: 3918/15

Address: Former Grampian Harris site, St Edmunds Drive, Elmswell IP30 9HF

Proposal: Application for approval of reserved matters pursuant to outline planning permission 0846/13 relating to Appearance, Landscaping, Layout & Scale for the development which includes the erection of 190 residential dwellings

Case Officer: Rebecca Biggs

Consultee Details

Name: Mr Robert Boardman (Stowmarket Ramblers)

Address: 8 Gardeners Walk, Elmswell, Bury St Edmunds IP30 9ET

Email: bob@gardeners8.plus.com

On Behalf Of: Ramblers Association - Bob Boardman

Comments

The Footpath Committee of Stowmarket Ramblers have viewed this application and we have serious concerns with the plans to divert the footpath not through the development as such but with its destination at the railway foot crossing. This will deliver many new residents to this increasingly busy and potentially dangerous crossing.

Network Rail wish to close this type of crossing as soon as possible but as yet there is no firm proposals as to an alternative means of crossing the railway lines.

The committee has discussed with interested bodies how this crossing closure may be achieved and we have views as to the alternative route for this footpath.

We will make known our proposals when a plan is published.

147

Rebecca Biggs

From: Stephen Lee - TW East Anglia <Stephen.Lee@taylorwimpey.com>
Sent: 11 May 2016 14:38
To: Rebecca Biggs
Subject: FW: Harris Bacon Site, Elmswell

From: Julie Abbey-Taylor [<mailto:Julie.Abbey-Taylor@baberghmidsuffolk.gov.uk>]
Sent: 19 April 2016 14:04
To: Henrietta Pointer
Subject: RE: Harris Bacon Site, Elmswell

Hi Henrietta sorry for the delay – I thought I had replied!!

I would have liked to see slightly better space standards but will agree this mix in order to move forward and deliver the site.

Could you tell me which RP's have bid for the AH units on the site please?

Many thanks,

Julie

Julie Abbey-Taylor
Professional lead – Housing Enabling
Babergh & Mid Suffolk District Councils
Tel: 01449 724782
Email: julie.abbey-taylor@baberghmidsuffolk.gov.uk

***** Community Infrastructure Levy (CIL) charging is coming to Mid Suffolk and Babergh on the 11th April 2016. See our websites for the latest information here: [MSDC-CIL](#) [BDC-CIL](#)**

From: Henrietta Pointer
Sent: 14 April 2016 10:28
To: 'Julie Abbey-Taylor'
Subject: RE: Harris Bacon Site, Elmswell

Hi Julie,

Glad you are feeling better!
Thanks for your email, I passed it on to Taylor Wimpey.
The mix they are proposing is as follows:-

Rent

8 x 1 bed house 2 person @ 55.9 sqm (HQL require 45-50 sqm)
1 x 2 bed bungalow 4 person @ 67.5 sqm (HQL require 67-75 sqm)
5 x 2 bed house 4 person @ 75.1 sqm (HQL require 67-75 sqm)
2 x 3 bed house 5 person @ 84.5 sqm (HQL require 75-85 sqm)

Shared

148

3 x 2 bed house 4 person @ 75.1 sqm (HQI require 67-75 sqm)
2 x 3 bed house 5 person @ 84.5 sqm (HQI require 75-85 sqm)

The one beds are big enough and the 1 bed house has been moved from shared ownership to rented.
I hope this is now ok with you?

Best wishes,

Henrietta

Henrietta Pointer BA (Hons)
Business Officer



Tel Mobile: 07584 411448 DDI: 0150

Switchboard: 01508 570005 Fax: 0150

Website: www.housingexpectations.co.uk

Email: henriettapointer@housingexpectations.co.uk

.....
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.....

149

Tracey Hunter

From: Barrell, Shaun <shaun.barrell@ukpowernetworks.co.uk>
Sent: 08 April 2016 15:58
To: Planning Admin
Subject: Application 3918/15 - Objection

Categories: Blue Category

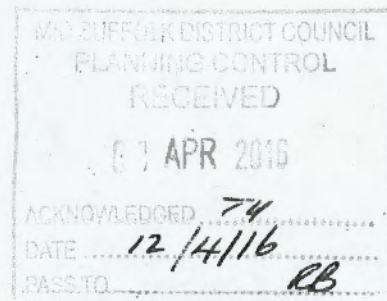
Dear Sirs

You have written to EDF Energy as a consultee for the above application however this should have been address to either UK Power Networks or Eastern Power Networks.

I can confirm that UK Power Networks objects to the application as made. UK Power Networks enjoys access and cable rights that cross the former Grampian Harris site for the benefit of our Primary Electricity Substation adjacent to the site. The proposal would infringe our rights with the proposed construction of dwellings on land subject to the easement, this has been highlighted at more than one occasion when consulted previously on the plans for this site but appears to have been ignored.

Regards

Shaun Barrell
Major Projects & Protected Areas Wayleave Surveyor
Property & Consents
Barton Road
Bury St Edmunds
Suffolk
IP32 7BG
01284 726416
shaun.barrell@ukpowernetworks.co.uk



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150

MEMORANDUM

FROM: PLANNING CONTROL MANAGER
TO: Hannah Bridges
OUR REF: 3918 / 15 - **AMENDED PLANS**
DATE: 23/03/2016

PROPOSAL: Application for approval of reserved matters pursuant to outline planning permission 0846/13 relating to Appearance, Landscaping, Layout & Scale for the development which includes the erection of 190 residential dwellings

LOCATION: Former Grampian Harris site, St Edmunds Drive, Elmswell IP30 9HF

I recently sent you a consultation in respect of the above application for Approval of Reserved Matters.

I have recently received further information/revised plans in respect of this and would ask you to take this additional information in account when replying. Please ensure that I receive your reply by **13/04/2016** at the latest.

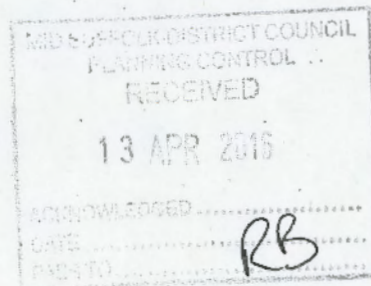
Planning Control Manager

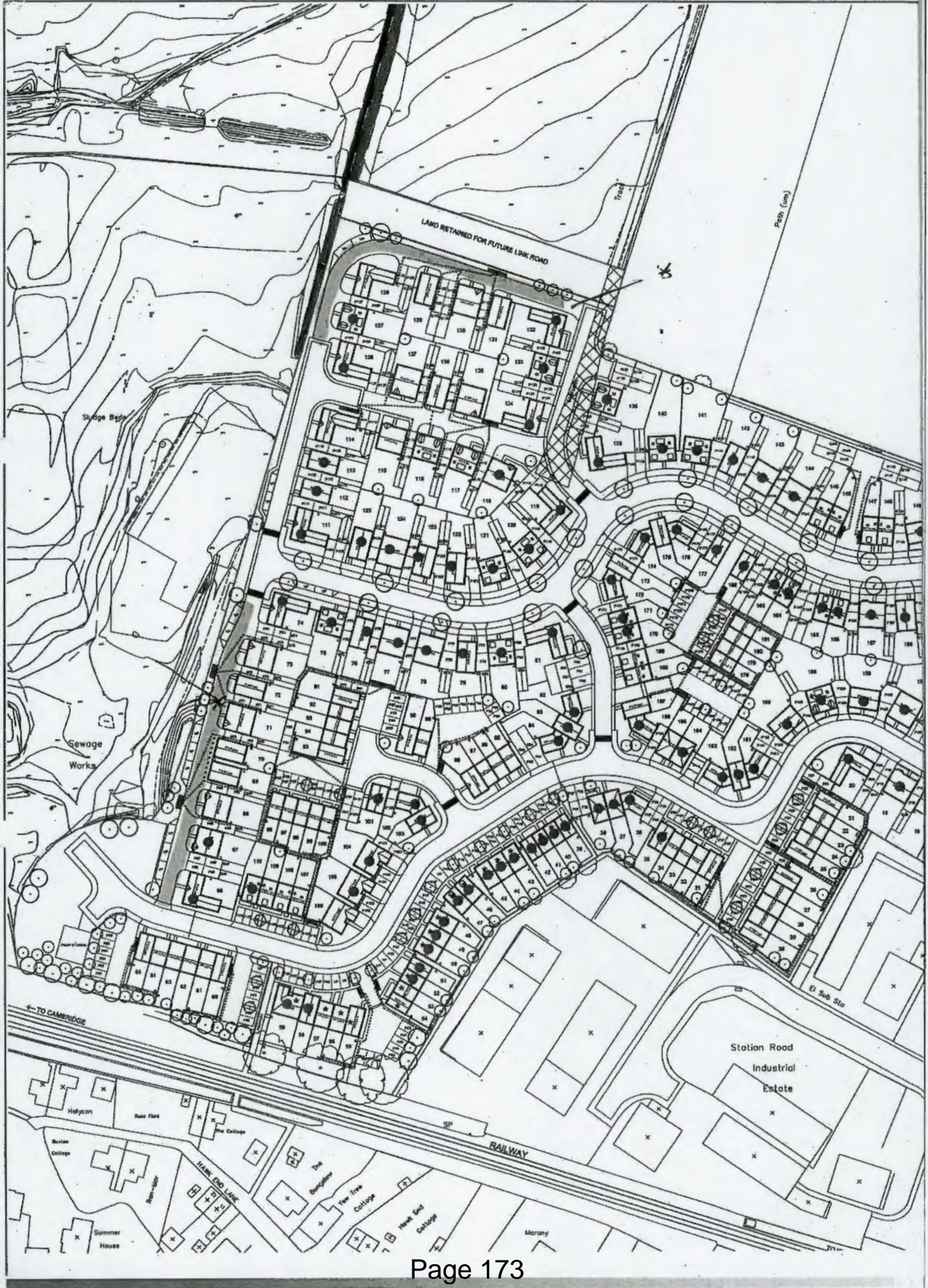
My observations are:

From viewing the amended proposed plans the only concern that I have is that access might be too narrow for a dustcart to access should there be cars parking in front of the properties, I have highlighted the area in concern.

There are also soft verges which are located in front of most properties, we would prefer these to be hard standing rather than grassed areas as these areas might have to be driven over should cars be parked awkwardly preventing access to collect bins. Other developments have had to have these areas changed from soft verges to be tarmac for this reason.

Signed: H.Bridges
Dated: 13/04/2016





**Mid Suffolk District Council Planning Control Department
131 High Street Needham Market IP6 8DL**

**OUTLINE PLANNING PERMISSION
Town and Country Planning Act 1990
THE TOWN AND COUNTRY PLANNING (DEVELOPMENT MANAGEMENT
PROCEDURE) (ENGLAND) ORDER 2010**

Date of Application: March 26, 2013
Date Registered: April 15, 2013

REFERENCE: 0846 / 13

Documents to which this decision relates: 947-02 Rev K

CORRESPONDENCE ADDRESS:	NAME AND ADDRESS OF APPLICANT:
Mr Bloomfield Bidwells 16 Upper King Street Norwich NR3 1HA	Harrow Estates plc Bridgemere House Chester Road Preston Brook Cheshire WA7 3BD

PROPOSED DEVELOPMENT AND LOCATION OF THE LAND:

Outline planning application for demolition of all buildings on site (comprising redundant factory buildings in Use Class B2, settlement tanks and 6 derelict residential properties) and erection of up to 190 residential dwellings and pumping station. Construction of a new access road to Station Road. (Appearance, landscaping, layout and scale to be the subject of a future reserved matters application)

- Former Grampian Harris, St Edmunds Drive, Elmswell

The Council, as local planning authority, hereby gives notice that **OUTLINE PLANNING PERMISSION HAS BEEN GRANTED** in accordance with the application particulars and plans submitted subject to the following conditions:

1. ACTION REQUIRED PRIOR TO COMMENCEMENT OF ANY WORKS

Details of the appearance, scale and layout of the building(s) and the landscaping of the site (hereinafter called "the reserved matters") shall be submitted to and approved in writing by the Local Planning Authority for each phase of the development, before any development within that phase begins. The development shall be carried out as approved.

Reason – To enable the Local Planning Authority to secure an orderly and well designed development in accordance with the character and appearance of the neighbourhood and in accordance with the Mid Suffolk Local Plan.

2. TIME LIMIT FOR RESERVED MATTERS APPLICATION

Application for approval of reserved matters must be made not later than the expiration of three years beginning with the date of this permission, and the development must be begun not later than the expiration of two years from the final approval of the reserved matters or, in the case of approval on different dates the final approval of the last such matter to be approved.

Reason – Required to be imposed pursuant to Section 92 of the Town and Country Planning Act 1990 as amended by Section 51 of the Planning and Compulsory Purchase Act 2004

3. PRIOR TO COMMENCEMENT OF DEVELOPMENT - PHASING OF WORKS

No development shall commence, except for demolition and remediation, until a phasing plan for its construction has been submitted to and approved in writing by the Local Planning Authority. The development shall be carried out, completed and occupied in accordance with the approved programme.

Reason - In order to secure an orderly development in the interests, and to safeguard the proper and timely build-out of the scheme in the interests of good design.

4. ARCHAEOLOGICAL INVESTIGATION ACTION REQUIRED BEFORE WORKS COMMENCE

No development shall take place within the area the whole site until the implementation of a programme of archaeological work has been secured, in accordance with a Written Scheme of Investigation which has been submitted to and approved in writing by the Local Planning Authority.

The scheme of investigation shall include an assessment of significance and research questions; and:

- a. The programme and methodology of site investigation and recording
- b. The programme for post investigation assessment
- c. Provision to be made for analysis of the site investigation and recording
- d. Provision to be made for publication and dissemination of the analysis and records of the site investigation
- e. Provision to be made for archive deposition of the analysis and records of the site investigation
- f. Nomination of a competent person or persons/organisation to undertake the works set out within the Written Scheme of Investigation.
- g. The site investigation shall be completed prior to development, or in such other phased arrangement, as agreed and approved in writing by the Local Planning Authority.

Reason - To allow proper investigation and recording of the site that is potentially of archaeological and historic significance.

5. PRIOR TO OCCUPATION - ARCHAEOLOGICAL ASSESSMENT COMPLETION

No dwelling shall be occupied until the site investigation and post investigation assessment has been completed, submitted to and approved in writing by the Local Planning Authority, in accordance with the programme set out in the Written Scheme.

of Investigation approved under Condition 4 and the provision made for analysis, publication and dissemination of results and archive deposition.

Reason - To allow proper investigation and recording of the site that is potentially of archaeological and historic significance.

6. ACTION REQUIRED PRIOR TO COMMENCEMENT OF ANY WORKS

No development above slab level shall commence in relation to any phase of the development until precise details of the manufacturer and types and colours of the external facing and roofing materials to be used in construction have been submitted to and agreed, in writing, by the Local Planning Authority. Such materials as may be agreed shall be those used in the development unless otherwise agreed, in writing, at a later date with the Local Planning Authority.

Reason - To secure an orderly and well designed development sympathetic to the character of the existing building(s) and in the interests of visual amenity and the character and appearance of the area.

7. PRIOR TO ANY WORKS COMMENCING: SURFACE WATER DRAINAGE DETAILS REQUIRED

No development shall commence, with the exception of demolition and remediation, until full details of surface water drainage have been submitted to and agreed, in writing, by the Local Planning Authority. No part of the development shall be first occupied or brought into use until the agreed method of surface water drainage has been fully installed and is functionally available for use.

Reason - To safeguard the ground water environment and minimise the risk of flooding.

8. ACTION REQUIRED PRIOR TO COMMENCEMENT OF ANY WORKS

No development shall take place, with the exception of demolition and remediation, until there has been submitted to and approved, in writing, by the Local Planning Authority a scheme of hard and soft landscaping works for the site, which shall include any proposed changes in ground levels and also accurately identify spread, girth and species of all existing trees, shrubs and hedgerows on the site and indicate any to be retained, together with measures for their protection which shall comply with the recommendations set out in the British Standards Institute publication "BS 5837: 2005 - Trees in Relation to Construction." Any landscaping scheme must take into account the recommendations for Ecology mitigation as stated in Naturally Wild Phase 1 Habitat Survey and Protected Species Surveys, former Grampian Country Foods Factory, Elmswell, Suffolk received 26th March 2013.

Reason - In the interests of visual amenity and the character and appearance of the area.

9. TIMESCALE FOR LANDSCAPING

All changes in ground levels, hard landscaping, planting, seeding or turfing shown on the approved landscaping details shall be carried out in full during the first planting and seeding season (October - March inclusive) following the commencement of the

development or in such other phased arrangement as may be agreed in writing by the Local Planning Authority. Any trees, hedges, shrubs or turf identified within the approved landscaping details (both proposed planting and existing) which die, are removed, seriously damaged or seriously diseased, within a period of 5 years of being planted or in the case of existing planting within a period of 5 years from the commencement of development, shall be replaced in the next planting season with others of similar size and species, unless the Local Planning Authority agrees in writing to a variation of the previously approved details.

Reason - To ensure that the approved landscaping scheme has sufficient time to establish, in the interests of visual amenity and the character and appearance of the area.

10. ACTION REQUIRED PRIOR TO COMMENCEMENT OF ANY WORKS

No development shall commence, with the exception of demolition and remediation, before a scheme has been submitted to and agreed with the Local Planning Authority, which specifies the provisions to protect the amenity of occupiers of the dwellings from noise from adjoining uses.

Reason - To ensure the continuation of the neighbouring uses without detrimentally affecting the amenity of occupiers the proposed dwellings due to noise.

11. HIGHWAYS: PROVISION OF ACCESS PRIOR TO DEVELOPMENT/OCCUPATION

The new vehicular access shall be laid out constructed up to base course level in accordance with Drawing No. 947-02 Rev K and a surface course laying programme will have been submitted to and approved in writing by the local planning authority prior to occupation of the dwellings. The surface course shall be laid in accordance with the agreed programme and the access shall be retained thereafter in its specified form.

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

12. HIGHWAYS: BEFORE USE - PROVISION OF VISIBILITY SPLAYS

Before the access is first used visibility splays shall be provided as shown on Drawing No. 947-02 Rev K and thereafter retained in the specified form. Notwithstanding the provisions of Part 2 Class A of the Town & Country Planning (General Permitted Development) Order 1995 (or any Order revoking and re-enacting that Order with or without modification) no obstruction over 0.6 metres high shall be erected, constructed, planted or permitted to grow within the areas of the visibility splays.

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

13. CONSTRUCTION OF FOOTWAY LINK

No occupation shall take place until the details of the proposed footway link to the

industrial estate and a programme for its construction has been submitted to, and approved in writing by, the local planning authority. Development shall be carried out in accordance with the approved details and programme.

Refuse: To provide a sustainable link to the development.

14. PRIOR TO FIRST OCCUPATION: TRAVEL PLAN

Prior to first occupation of the dwellings hereby approved, a travel plan shall be submitted to and agreed in writing by the Local Planning Authority. The provisions of the approved travel plan shall be maintained unless otherwise agreed in writing by the Local Planning Authority.

Reason: To encourage the use of public transport in order to limit effects of the proposal of the local highway.

15. PRIOR TO COMMENCEMENT OF DEVELOPMENT: FIRE HYDRANTS

Prior to commencement of development, with the exception of demolition and remediation, details for the phased provision of fire hydrants throughout the site shall be submitted to and approved in writing by the Local Planning Authority. Thereafter, the scheme as approved shall be fully implemented in accordance with the said approved details and phasing plan, unless otherwise agreed, in writing, by the Local Planning Authority, concurrent with the delivery of the buildings to be served hereby.

Reason - To facilitate the provision of appropriate fire protection measures in the interests of safety.

16. ACTION REQUIRED PRIOR TO COMMENCEMENT DEVELOPMENT: MITIGATION TO BE AGREED

Prior to the commencement of development a scheme of appropriate mitigation and biodiversity enhancement measures (including precise details of the timing, any translocation measures deemed necessary and method of protection) shall be submitted to and approved, in writing, by the Local Planning Authority in accordance with the recommendations of Naturally Wild Phase 1 Habitat Survey and Protected Species Surveys, former Grampian Country Foods Factory, Elmswell, Suffolk received 26th March 2013. No development shall be undertaken except in accordance with the approved scheme of mitigation and timings agreed.

Reason - In order to safeguard protected wildlife species and their habitats in accordance with the NPPF.

17. PRIOR TO DEVELOPMENT: MITIGATION OF RISK AT HAWK END LAND CROSSING

No development, with the exception of demolition and remediation, shall take place on the site until a strategy for mitigating risk at Hawk End Lane crossing has been agreed in writing by the planning authority. The strategy shall have been the subject of consultation by the developer with Network Rail and the Parish Council and shall demonstrate the steps taken to address advice given. The strategy shall include a clear timetable for delivery of mitigation of risk relative to the construction and occupation of the development. The development and any risk mitigation measures

shall thereafter be delivered in accordance with the agreed strategy and timetable.

Reason: To provide a strategy to mitigate the risk to pedestrians from the development from crossing the railway at Hawk End Lane.

18. CONSTRUCTION MANAGEMENT TO BE AGREED PRIOR TO COMMENCEMENT

No development shall take place, including any works of demolition, until a Construction Environment Management Plan (CEMP) has been submitted to, and approved in writing by, the local planning authority. The approved Plan shall be adhered to throughout the demolition and construction periods and shall incorporate the following information:-

- a) Details of the hours of work/construction of the development within which such operations shall take place and the hours within which delivery/collection of materials for the said construction shall take place at the site.
- b) Details of the storage of construction materials on site, including details of their siting and maximum storage height.
- c) Details of how construction and worker traffic and parking shall be managed.
- d) Details of any protection measures for footpaths surrounding the site.
- e) Details of any means of access to the site during construction.
- f) Details of the scheduled timing/phasing of development for the overall construction period.
- g) Details of a strategy to minimise waste from the site.

The construction shall at all times be undertaken in accordance with the agreed methodology unless otherwise agreed in writing by the Local Planning Authority.

Reason - To minimise detriment to nearby residential and general amenity.

19. PRIOR TO ANY WORKS COMMENCING: SURFACE WATER DRAINAGE DETAILS REQUIRED

No development shall commence, except for demolition and remediation until full details of foul water drainage have been submitted to and agreed, in writing, by the Local Planning Authority. No part of the development shall be first occupied or brought into use until the agreed method of foul water drainage has been fully installed and is functionally available for use.

Reason - To safeguard the ground water environment and minimise the risk of flooding.

20. LISTING OF APPROVED PLANS & DOCUMENTS

The development hereby permitted shall be carried out in accordance with the following approved documents or such other drawings/documents as may be approved by the Local Planning Authority in writing pursuant to other conditions of

this permission/consent; or such drawings/documents as may subsequently be approved in writing by the Local Planning Authority as a non material amendment following an application in that regard:

947-02 Rev K

Reason - For the avoidance of doubt and in the interests of proper planning of the development.

SUMMARY OF POLICIES AND PROPOSALS WHICH ARE RELEVANT TO THE DECISION:

1. This permission has been granted having regard to policy(ies)

COR1 - CS1 SETTLEMENT HIERARCHY
 COR2 - CS2 DEVELOPMENT IN THE COUNTRYSIDE & COUNTRYSIDE VILLAGES
 COR3 - CS3 REDUCE CONTRIBUTIONS TO CLIMATE CHANGE
 COR4 - CS4 ADAPTING TO CLIMATE CHANGE
 COR5 - CS5 MID SUFFOLKS ENVIRONMENT
 COR6 - CS6 SERVICES AND INFRASTRUCTURE
 COR7 - CS7 BROWN FIELD TARGET
 COR8 - CS8 PROVISION AND DISTRIBUTION OF HOUSING
 COR9 - CS9 DENSITY AND MIX
 COR11 - CS11 SUPPLY OF EMPLOYMENT LAND
 CSFR-FC1 - PRESUMPTION IN FAVOUR OF SUSTAINABLE DEVELOPMENT
 CSFR-FC1.1 - MID SUFFOLK APPROACH TO DELIVERING SUSTAINABLE DEVELOPMENT
 CSFR-FC2 - PROVISION AND DISTRIBUTION OF HOUSING
 CSFR-FC3 - SUPPLY OF EMPLOYMENT LAND

of the Mid Suffolk Core Strategy Document, and to all other material considerations. The carrying out of the development permitted, subject to the conditions imposed, would accord with those policies and in the opinion of the Local Planning Authority there are no circumstances which otherwise would justify the refusal of permission.

2. This permission has been granted having regard to policy(ies)

GP1 - DESIGN AND LAYOUT OF DEVELOPMENT
 H17 - KEEPING RESIDENTIAL DEVELOPMENT AWAY FROM POLLUTION
 HB14 - ENSURING ARCHAEOLOGICAL REMAINS ARE NOT DESTROYED
 H7 - RESTRICTING HOUSING DEVELOPMENT
 H13 - DESIGN AND LAYOUT OF HOUSING DEVELOPMENT
 H14 - A RANGE OF HOUSE TYPES TO MEET DIFFERENT ACCOMMODATION NEEDS
 H15 - DEVELOPMENT TO REFLECT LOCAL CHARACTERISTICS
 CL8 - PROTECTING WILDLIFE HABITATS
 E4 - PROTECTING EXISTING INDUSTRIAL/BUSINESS AREAS
 E6 - RETENTION OF INDIVIDUAL INDUSTRIAL AND COMMERCIAL SITES
 E7 - NON-CONFORMING INDUSTRIAL USES
 T2 - MINOR HIGHWAY IMPROVEMENTS
 T4 - PLANNING OBLIGATIONS AND HIGHWAYS INFRASTRUCTURE
 T9 - PARKING STANDARDS

H3 - HOUSING DEVELOPMENT IN VILLAGES
 T9 - PARKING STANDARDS
 T10 - HIGHWAY CONSIDERATIONS IN DEVELOPMENT
 T11 - FACILITIES FOR PEDESTRIANS AND CYCLISTS
 T12 - DESIGNING FOR PEOPLE WITH DISABILITIES
 T13 - BUS SERVICES
 RT1 - SPORTS AND RECREATION FACILITIES FOR LOCAL COMMUNITIES
 RT4 - AMENITY OPEN SPACE AND PLAY AREAS WITHIN RESIDENTIAL DEV'T
 RT5 - RECREATIONAL FACILITIES AS PART OF OTHER DEVELOPMENT
 RT6 - SPORT AND RECREATION FACILITIES IN THE COUNTRYSIDE
 RT11 - FACILITIES FOR INFORMAL COUNTRYSIDE RECREATION
 RT12 - FOOTPATHS AND BRIDLEWAYS
 SC4 - PROTECTION OF GROUNDWATER SUPPLIES

of the Mid Suffolk Local Plan, and to all other material considerations. The carrying out of the development permitted, subject to the conditions imposed, would accord with those policies and in the opinion of the Local Planning Authority there are no circumstances which otherwise would justify the refusal of permission.

3. This permission has been granted having regard to policy(ies)

NPPF - NATIONAL PLANNING POLICY FRAMEWORK
 C0299 - CIRCULAR 02/99: ENVIRONMENTAL IMPACT ASSESSMENT
 C0505 - CIRCULAR 05/05: PLANNING OBLIGATIONS
 C1195 - CIRCULAR 11/95: USE OF CONDITIONS IN PLANNING PERMISSION

of the Planning Policy Statement, and to all other material considerations. The carrying out of the development permitted, subject to the conditions imposed, would accord with those policies and in the opinion of the Local Planning Authority there are no circumstances which otherwise would justify the refusal of permission.

NOTES:

1. **Summary Reason(s) for Approval**

The proposal has been assessed with regard to adopted development plan policies, the National Planning Policy Framework and all other material considerations.

Taking all relevant matters into account the proposal is considered to be acceptable subject to appropriate conditions.

Statement of positive and proactive working in line with the National Planning Policy Framework (NPPF):

The NPPF encourages a positive and proactive approach to decision taking, delivery of sustainable development, achievement of high quality development and working proactively to secure developments that improve the economic, social and environmental conditions of the area:

In this case the applicant took advantage of the Council's pre-application and duty

planning officer service prior to making the application. The opportunity to discuss a proposal prior to making an application allows potential issues to be raised and addressed pro-actively at an early stage, potentially allowing the Council to make a favourable determination for a greater proportion of applications than if no such service was available.

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 should be contacted on Telephone 01473 341414.

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.

3. The applicant/developer is advised that the application site is, or appears to be, affected by the existence of a public right of way. It should be noted that:-

- (i) it is an offence to obstruct or divert a public right of way (or otherwise prevent free passage on it) without the proper authority having been first obtained. In the first instance contact should be made with Sharon Berry Public Rights of Way Officer, Mid Suffolk District Council, 131 High Street, Needham Market, Suffolk IP6 8DL. The telephone number is 01449 724634. (email sharon.berry@midsuffolk.gov.uk)
- (ii) The granting of planning permission does not authorise the undertaking of any work on a public right of way. Where it is necessary for a right of way to be stopped-up or diverted in order that development may take place, no work may take place upon the line of the right of way until an appropriate order has been made and confirmed (see (i) above). The applicant/developer should note that there is a charge for making a change to the rights of way network.
- (iii) Where a private means of access coincides with a public right of way, the granting of planning permission cannot authorise the erection of gates across the line or the carrying out of any works on the surface of the right of way and that permission for any changes to the surface must be sought from the highway authority (Suffolk County Council).

This relates to document reference: 0846 / 13

Signed: Philip Isbell

Dated: March 17, 2015

**Corporate Manager
Development Management**

**MID SUFFOLK DISTRICT COUNCIL, 131 HIGH STREET, NEEDHAM MARKET,
IPSWICH IP6 8DL**

MID SUFFOLK DISTRICT COUNCIL
DEVELOPMENT CONTROL COMMITTEE - 25 May 2016

AGENDA ITEM NO	2
APPLICATION NO	1873/16
PROPOSAL	Erection of two storey side extension.
SITE LOCATION	10 Eastward Place, Stowmarket, IP14 1HB
SITE AREA (Ha)	
APPLICANT	Mr & Mrs Masterson
RECEIVED	April 15, 2016
EXPIRY DATE	June 11, 2016

REASONS FOR REFERENCE TO COMMITTEE

The applicants are related to a Member of staff at Babergh/MidSuffolk District Councils and the application is reported on the advice of the Development Management Corporate Manager.

PRE-APPLICATION ADVICE

1. Pre application advice was not sought in respect of this proposal.

SITE AND SURROUNDINGS

2. The application building is a detached 2 storey dwelling. The site has an area of parking to the front with a driveway and garage to the rear. The garden is to the south elevation and laid to grass with an area of decking to the east. The surrounding area has a mix of dwellings to the north and east with a large open grassed amenity area with a TPO's tree in the middle, apartments to the south and police station to the west.

The property is located along a small road leading to Evelyn Fison House and mews.

HISTORY

3. There is no planning history relevant to the application site.

PROPOSAL

4. Erection of a two storey side extension to enlarge two existing bedrooms and a sitting room area at ground floor. The extension will match the eaves height and will be slightly below the overall height of the main dwelling.

POLICY5. **Planning Policy Guidance**

See Appendix below.

CONSULTATIONS6. **MSDC - Environmental Health - Land Contamination**

No objections

MSDC - Tree & Landscape Officer

No arboricultural implications relating to this proposal.

LOCAL AND THIRD PARTY REPRESENTATIONS

7. This is a summary of the representations received.

No comments received.

ASSESSMENT

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

- Principle of Development
- Design and Layout
- Residential Amenity
- Impact on Conservation Area

Principle of Development

The property is a dwelling house and subject to policy constraints, and ensuring no material harm to the building, the erection of householder extensions and outbuildings within the domestic curtilage are in accordance with policy.

Design and Layout

The extension is on the side (south) elevation and extends out to two storey. The extension will have a window at first floor and ground floor in the east elevation and a small window at first floor and large bi-fold doors at ground floor level to the south elevation. The materials will be hardiplank with slate tiles to the roof.

The form and detailing of the proposed extension are considered to be in keeping with the character and appearance of the host dwelling and the area in general.

Residential Amenity

The proposed extension is not considered to give rise to loss of neighbour amenity. The proposed window in the south elevation effectively moves an existing window 3.3m closer to the boundary of the property, however there is still a good separation distance from the neighbour to avoid significant loss of amenity that would warrant refusal. On that basis no significant residential amenity issues have been identified.

Heritage

The site is adjacent to Evelyn Fison House a grade 2 listed building. No comments have been received from our Heritage Team at this time and shall be reported at committee. Overall in heritage terms the extension would form part of the current dwelling and be retained in visual terms to the current plot. The design is not considered intrusive and on this basis no harm to the setting of the nearby Listed Building is envisaged.

TPO

The application raises no issues with regard to the protected tree to the frontage and the extension relates to a different part of the dwelling.

Conclusion

In assessing the development on its merits, and having regard to relevant national and local planning policy, the proposed two storey side extension is considered to be in keeping with the existing dwelling and to have no detrimental impact on the character of the area, neighbouring amenity or other material planning matters. It is considered to accord with development plan policies GP1, SB2, H16, H18, H17, HB1, CL6, Cor 5, FC1 & FC1.1 and national planning guidance in the NPPF.

RECOMMENDATION

That Planning Permission be granted subject to conditions:-

- Time Limit
- Approved Plans as agreed
- Materials to be agreed

Philip Isbell
Professional Lead - Growth & Sustainable Planning

Sarah Scott
Planning Officer

APPENDIX A - PLANNING POLICIES

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

CSFR-FC1 - PRESUMPTION IN FAVOUR OF SUSTAINABLE DEVELOPMENT

164

CSFR-FC1.1 - MID SUFFOLK APPROACH TO DELIVERING SUSTAINABLE DEVELOPMENT
Cor5 - CS5 Mid Suffolks Environment

2. Mid Suffolk Local Plan

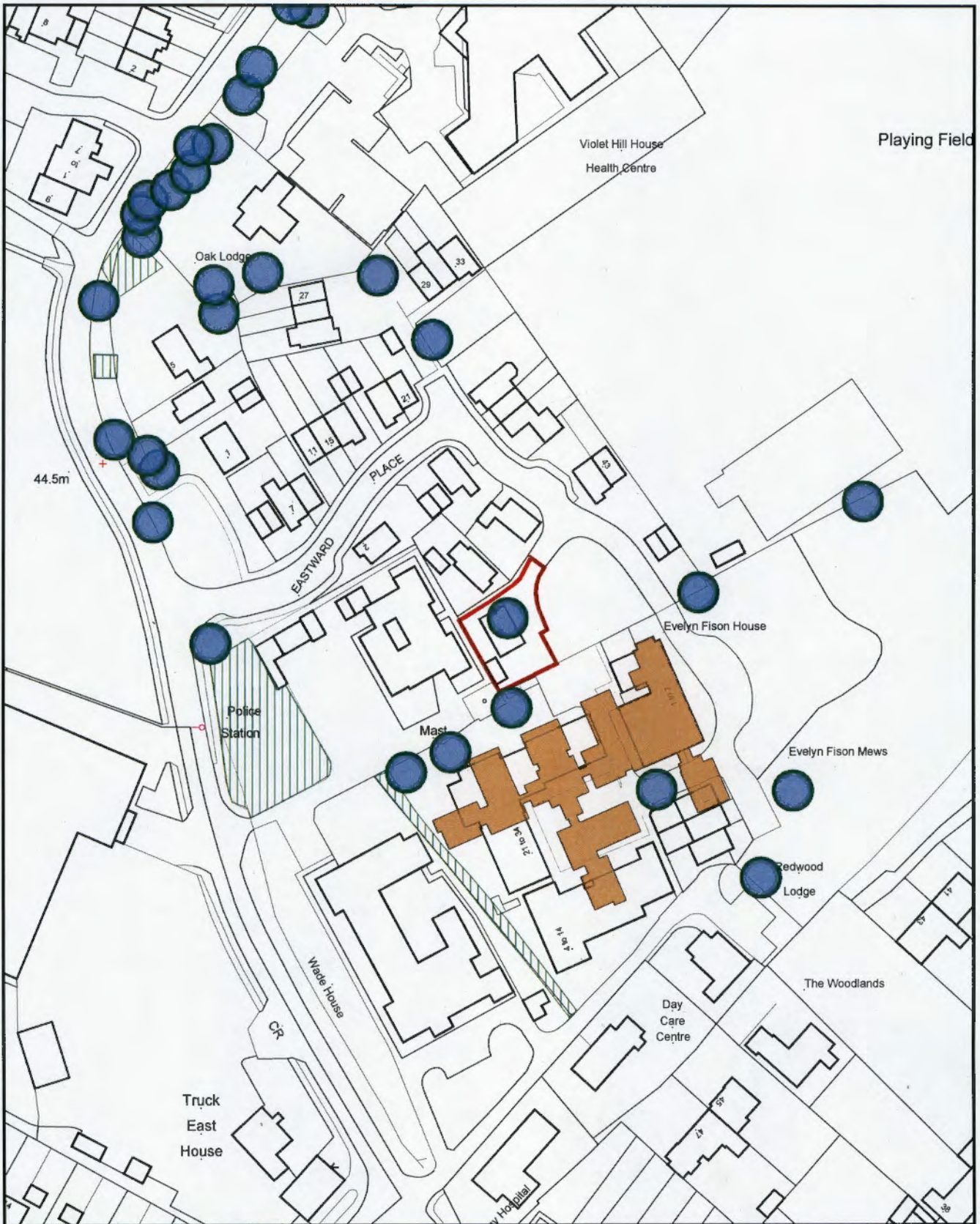
H17 - KEEPING RESIDENTIAL DEVELOPMENT AWAY FROM POLLUTION
CL8 - PROTECTING WILDLIFE HABITATS
CL6 - TREE PRESERVATION ORDERS
HB1 - PROTECTION OF HISTORIC BUILDINGS
GP1 - DESIGN AND LAYOUT OF DEVELOPMENT
SB2 - DEVELOPMENT APPROPRIATE TO ITS SETTING
H16 - PROTECTING EXISTING RESIDENTIAL AMENITY
H18 - EXTENSIONS TO EXISTING DWELLINGS

3. Planning Policy Statements, Circulars & Other policy

NPPF - National Planning Policy Framework

APPENDIX B - NEIGHBOUR REPRESENTATIONS

No letters of representation have been received.



Title: Constraints Map

Reference: 1873/16

Site: 10 Eastwood Place
Stowmarket

Listed Buildings

Listed Buildings

TPO Individual

TPO Individual

TPO group

TPO group



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



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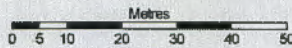
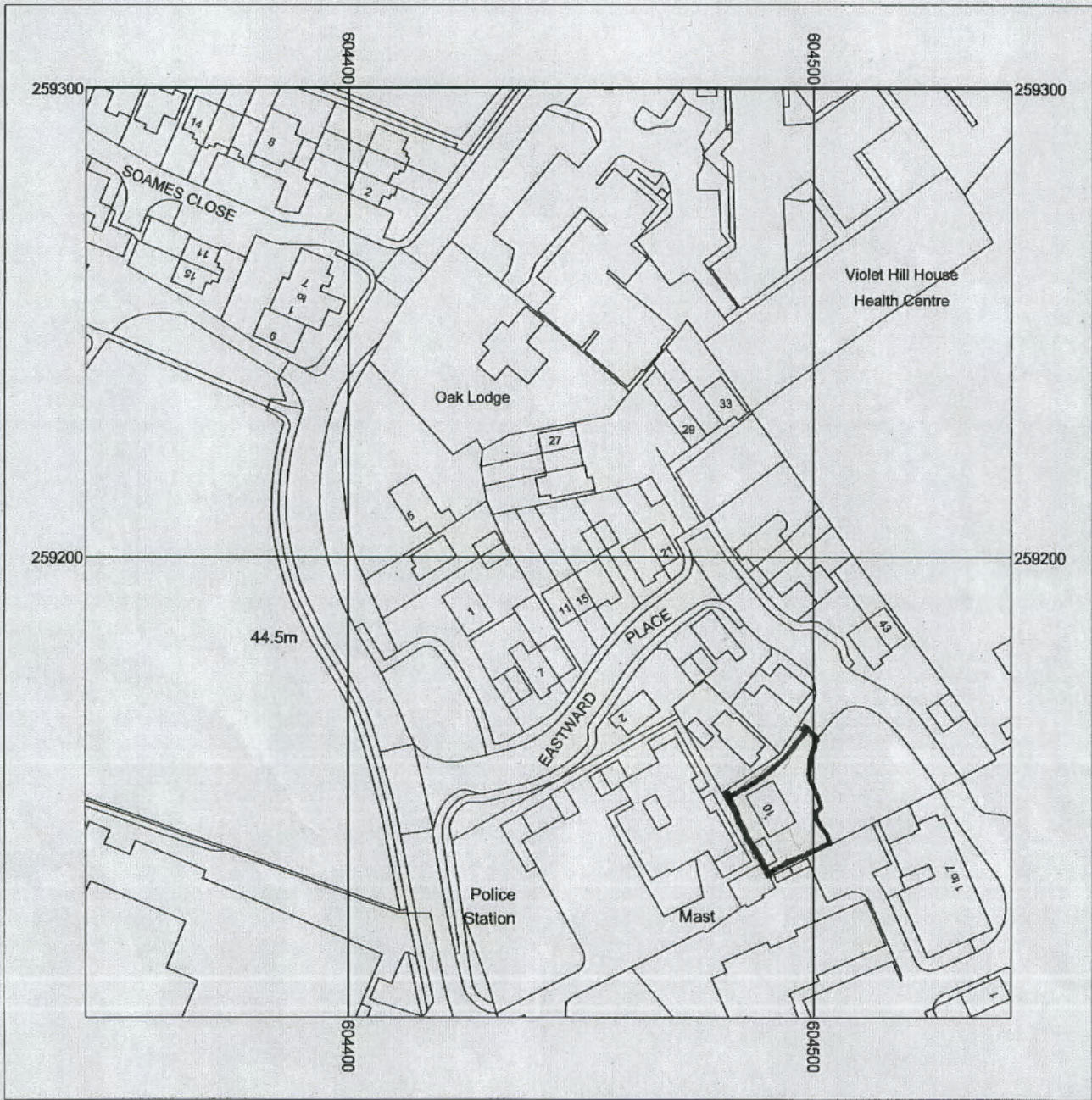
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166

NATIONAL
MAP CENTRE

OS Plan B&W

HUSSEY|KNIGHTS



Scale: 1:1250

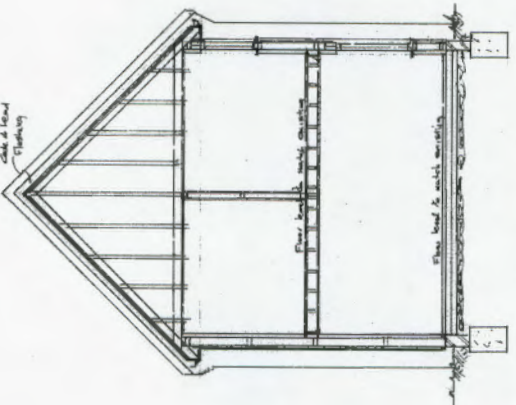
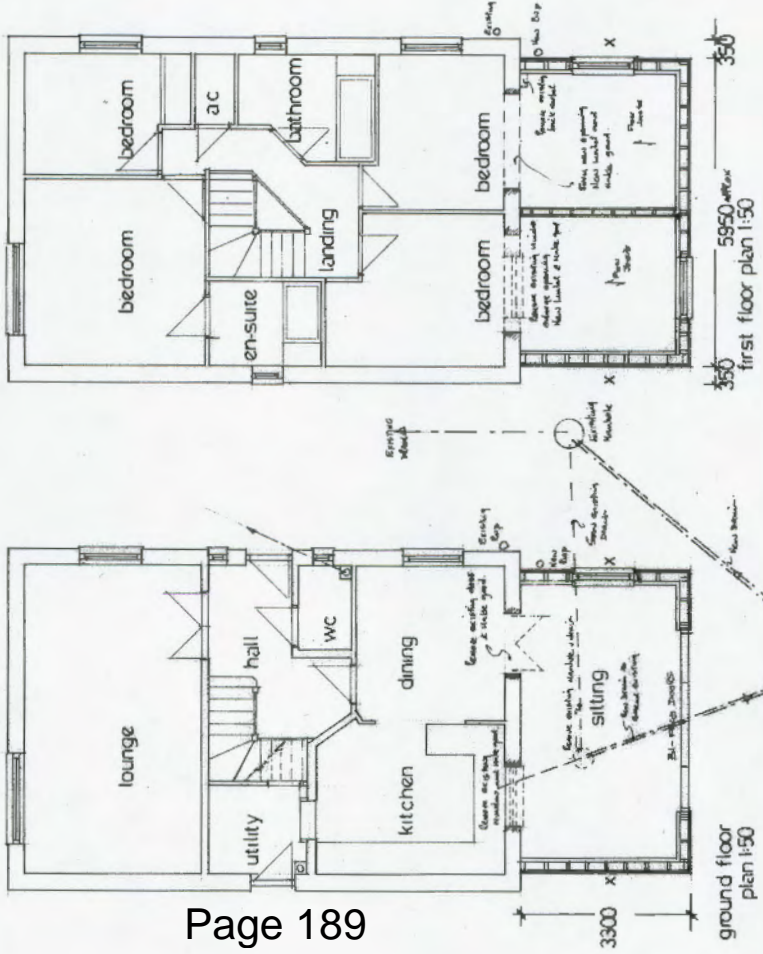
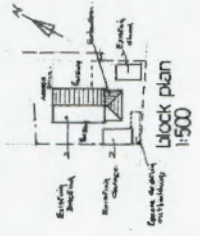
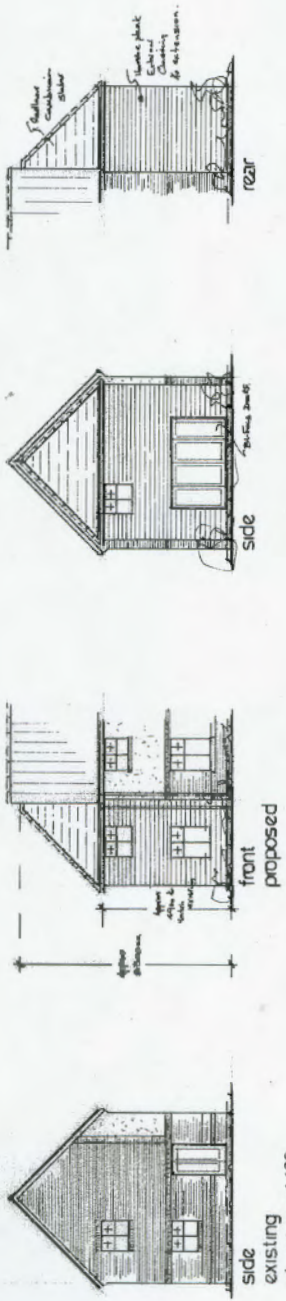


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 Serial number: 1659691

Plot centre co-ordinates: 604443.259201
 Download file: PS BTP.zip
 Project name: Eastwood Place

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General Construction Notes
 THESE ARE NOT WORKING DETAILS. They have been produced solely for the purpose of making Local Authority Applications and are not to be used for construction. All dimensions are in millimetres unless otherwise stated. All dimensions are to the face unless otherwise stated. All dimensions are to be checked and verified on site BEFORE commencement. DO NOT SCALE.
 All work to be carried out in accordance with the Building Regulations, Codes of Practice and all other relevant regulations.
 All materials and workmanship to be checked and verified on site BEFORE commencement. DO NOT SCALE.
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BulktoPlans - Paul R. Laffin
 19 Ashburn Gardens, Stevenage, Herts SG1 2PH
 Telephone: 01438 679721 / 0773403774
 E-mail: paul@bulktoplans.co.uk

Client: Mr and Mrs. M...
Address: 15 Eastwood Place, Stevenage, Herts SG1 2PH
Job Title: Proposed Two Storey Side Extension to Dwelling
Drawing Title: Floor Plans, Elevations, Section and Block Plan.
Drawing Number: 2014.19
Scales: As Shown @ A1

typical section xx 1:50

5950 approx
 first floor plan 1:50

3300 x
 ground floor plan 1:50

Existing Floor

168

From: Nathan Pittam
Sent: 27 April 2016 09:55
To: Planning Admin
Subject: 1873/16/FUL. EH - Land Contamination.

M3 : 177841
1873/16/FUL. EH - Land Contamination.
10 Eastward Place, STOWMARKET, Suffolk, IP14 1HB.
Erection of two storey side extension.

Many thanks for your request for comments in relation to the above application. I have reviewed the application and can confirm that I have no objection to the proposed development from the perspective of land contamination. I would only request that we are contacted in the event of unexpected ground conditions being encountered during construction and that the developer is made aware that the responsibility for the safe development of the site lies with them.

Regards

Nathan

Nathan Pittam BSc. (Hons.) PhD
Senior Environmental Management Officer
Babergh and Mid Suffolk District Councils – Working Together
t: 01449 724715 or 01473 826637
w: www.babergh.gov.uk www.midsuffolk.gov.uk

169

From: David Pizze
Sent: 04 May 2016 08:14
To: Sarah Scott
Cc: Planning Admin
Subject: 1873/16 10 Eastward Place, Stowmarket.

Hi Sarah

There are no arboricultural implications relating to this proposal.

David

David Pizze

Arboricultural Officer

Hadleigh office: 01473 826662

Needham Market office: 01449 724555

david.pizze@baberghmidsuffolk.gov.uk

www.babergh.gov.uk and www.midsuffolk.gov.uk

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