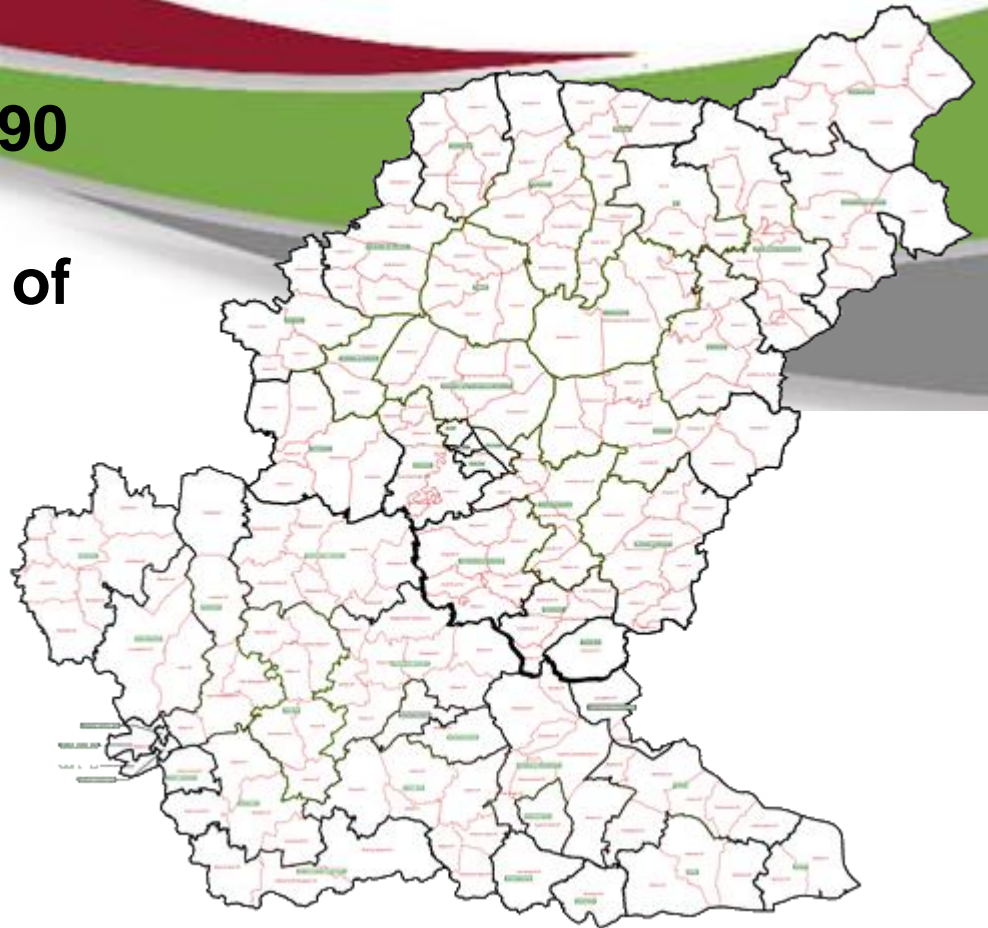
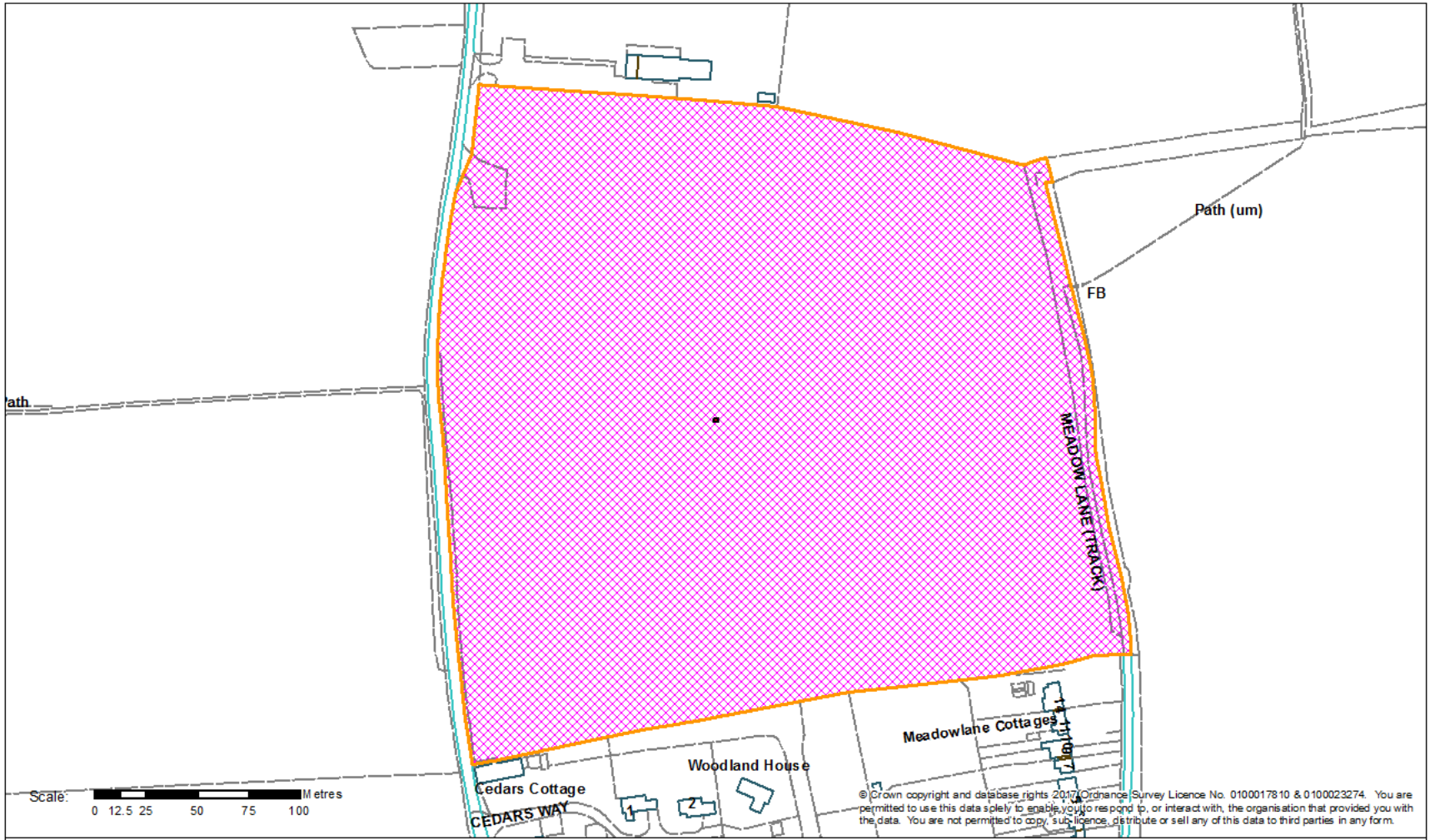


**Application No: DC/19/02090**

**Address: Land to the East of  
Ixworth Road  
Thurston**





# Constraints Map

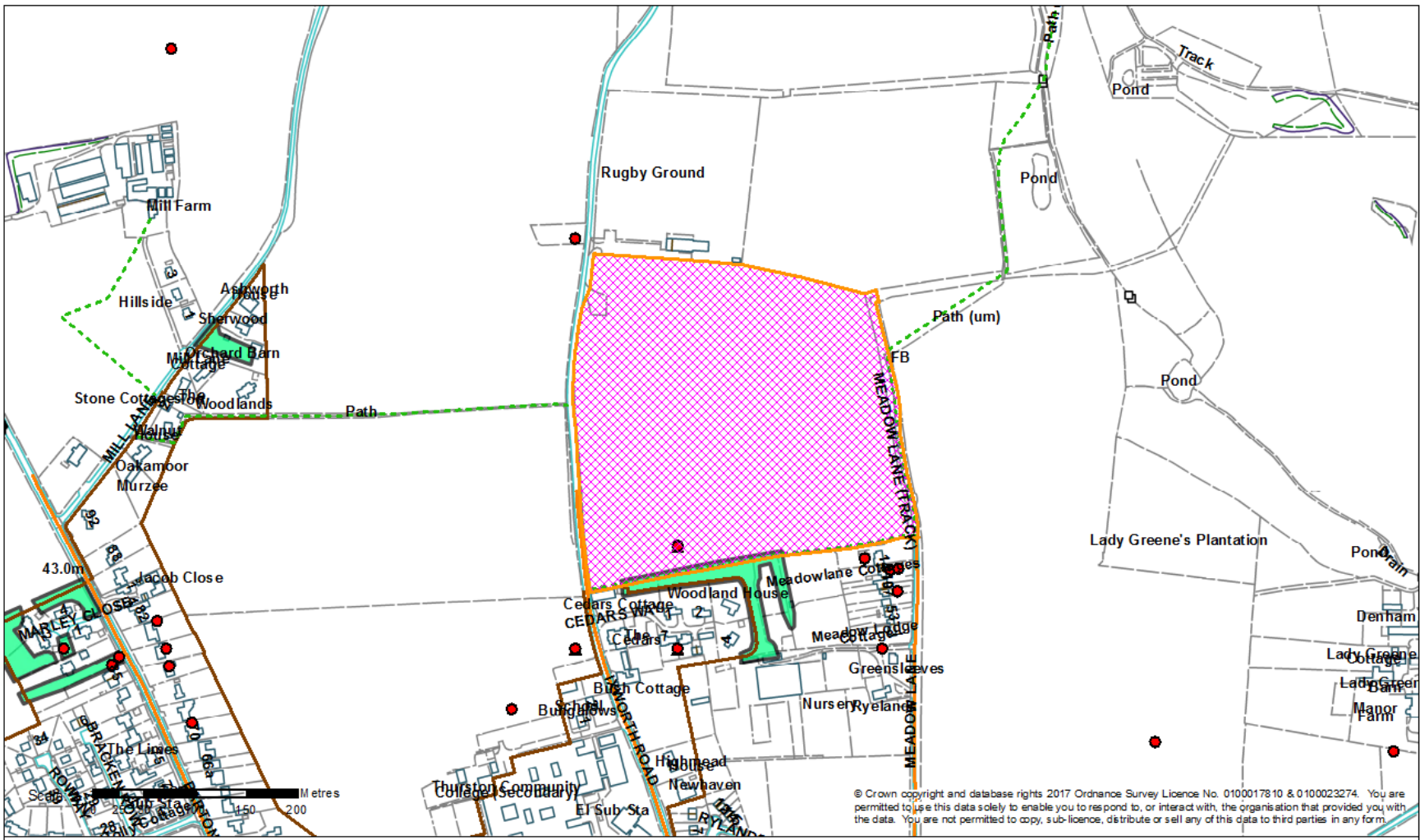
- Speed Limits**
- 20 Mph
  - 30 Mph
  - 40 Mph
  - 50 Mph

- TPOs**
- TPO - Individual TPO/Area of trees/trees
  - TPO - Woodland
  - TPO - Group of Trees

Slide 3

- Built Up Area Boundaries
- Public Rights of Way

● Biodiversity - BPS (Biodiversity Priority Species) - Otters, Water Voles, Great Crested Newt

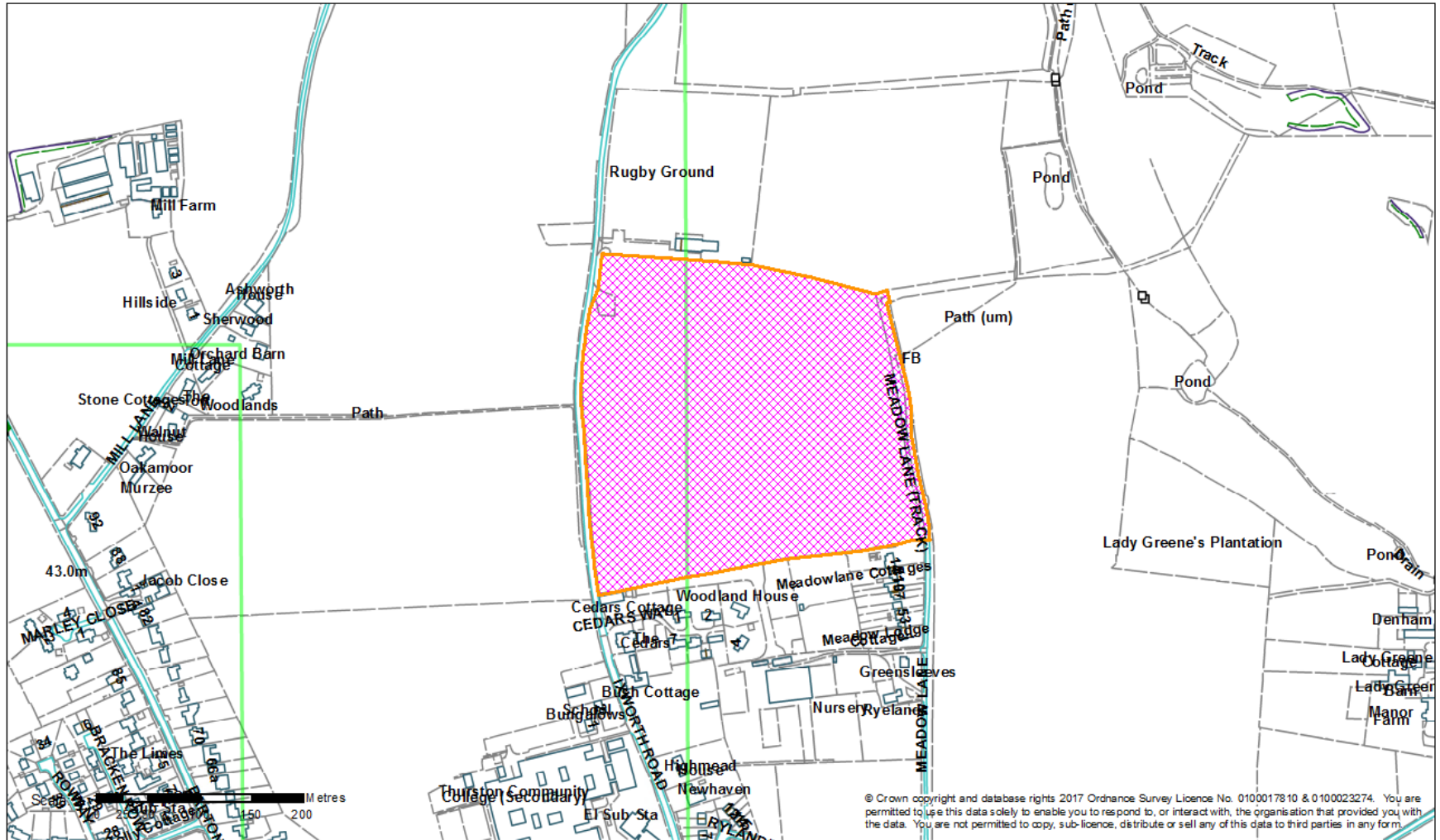


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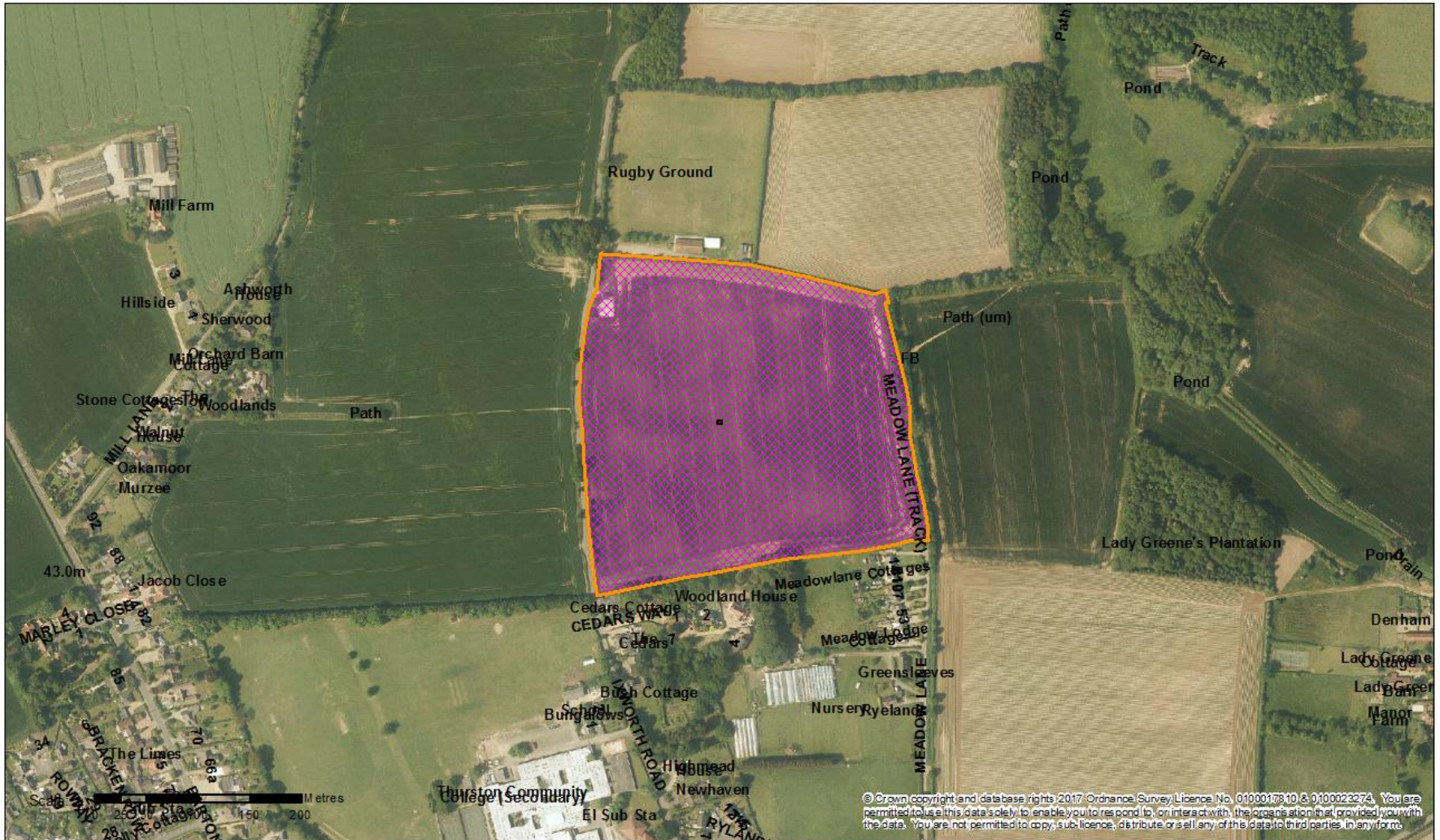
# Constraints Map

Within Airfield Safeguarding and SSSI impact areas

Mineral Consultation Area

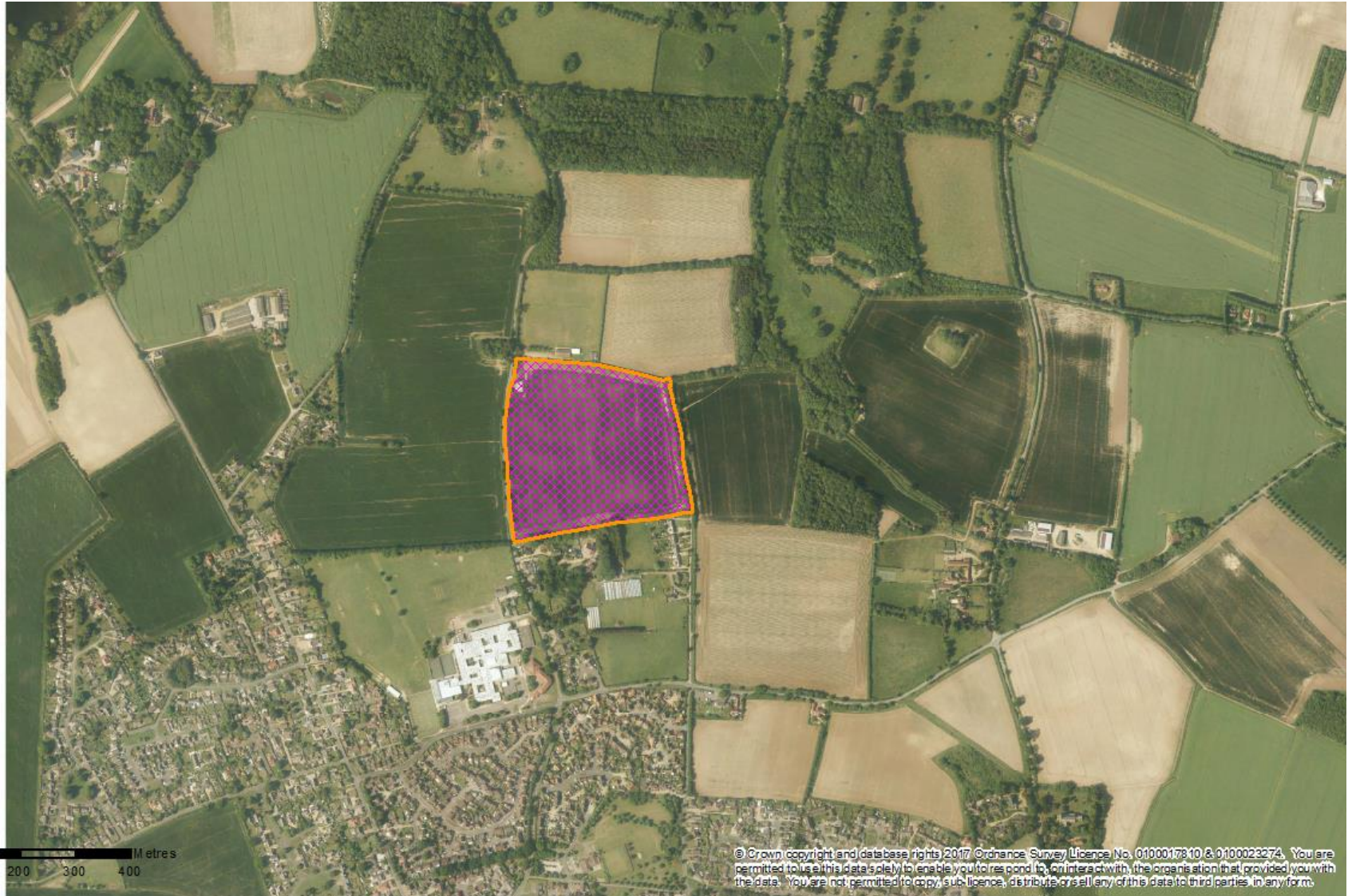


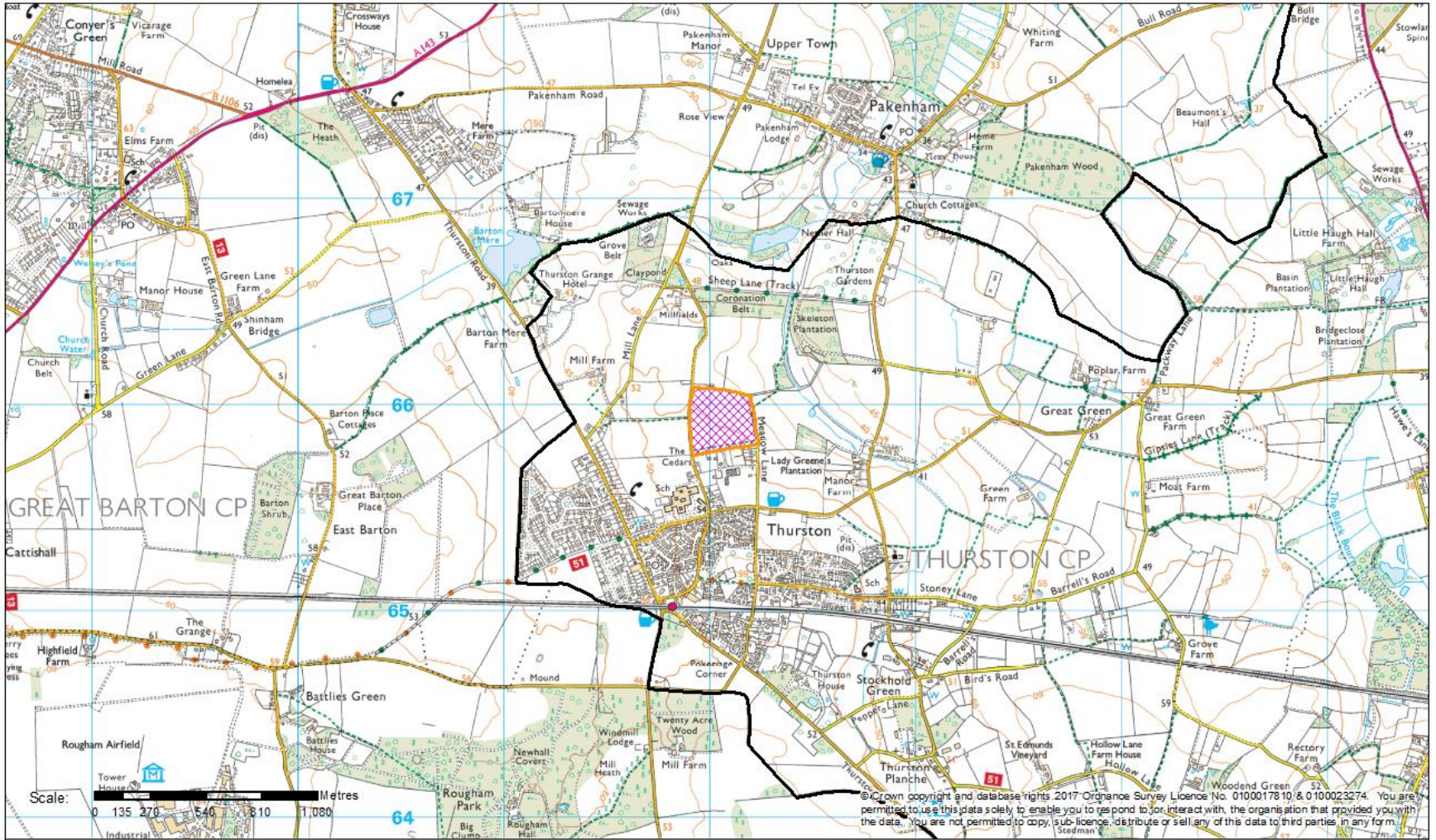
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## Aerial Map – wider view

Slide 6





# Site Layout



- Site Boundary: 8.87ha
- Potential developable area: 6.02ha  
Up to 210 dwellings @ 35dph
- Movement and Infrastructure**
  - Proposed vehicular access point
  - Existing main vehicular routes
  - Existing public footpath
  - Proposed aphie street through the development
  - Proposed shared surface areas
  - Proposed secondary streets
  - Proposed lanes and private drive
  - Potential new pedestrian links
  - Potential new overall car park for Thurston Rugby Club
- Green Infrastructure and Recreation**
  - Existing vegetation
  - Existing vegetation to be removed
  - Proposed public open space
  - Proposed tree and hedgerow planting
  - Proposed meadow and thicket planting
  - Proposed location for a Sustainable Drainage System (SuDS) basin
  - Proposed location for a Neighbourhood Equipped Area for Play (NEAP)
  - Proposed pedestrian routes
  - Proposed cycle routes
  - Community Growing Space
- Context**
  - Outline planning applications
  - Detailed planning applications

K	17/04/19	BT	Minor amendment
J	17/04/19	BT	Minor amendments
I	16/04/19	BT	Minor amendments and amendments in line with IM
H	02/04/19	BT	Amendments in line with clients comments
G	01/04/19	BT	Amendments in line with drainage information
F	26/03/19	BT	Amendments to the red line and addition of information from the tree survey
E	19/03/19	BT	Minor amendments in line with clients comments
Rev	Date	By	Description

**CSA environmental**

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T 01462 743647

E ashwell@csaenvironmental.co.uk

W csaenvironmental.co.uk

Project Iwworth Road, Thurston

Title Development Framework Plan

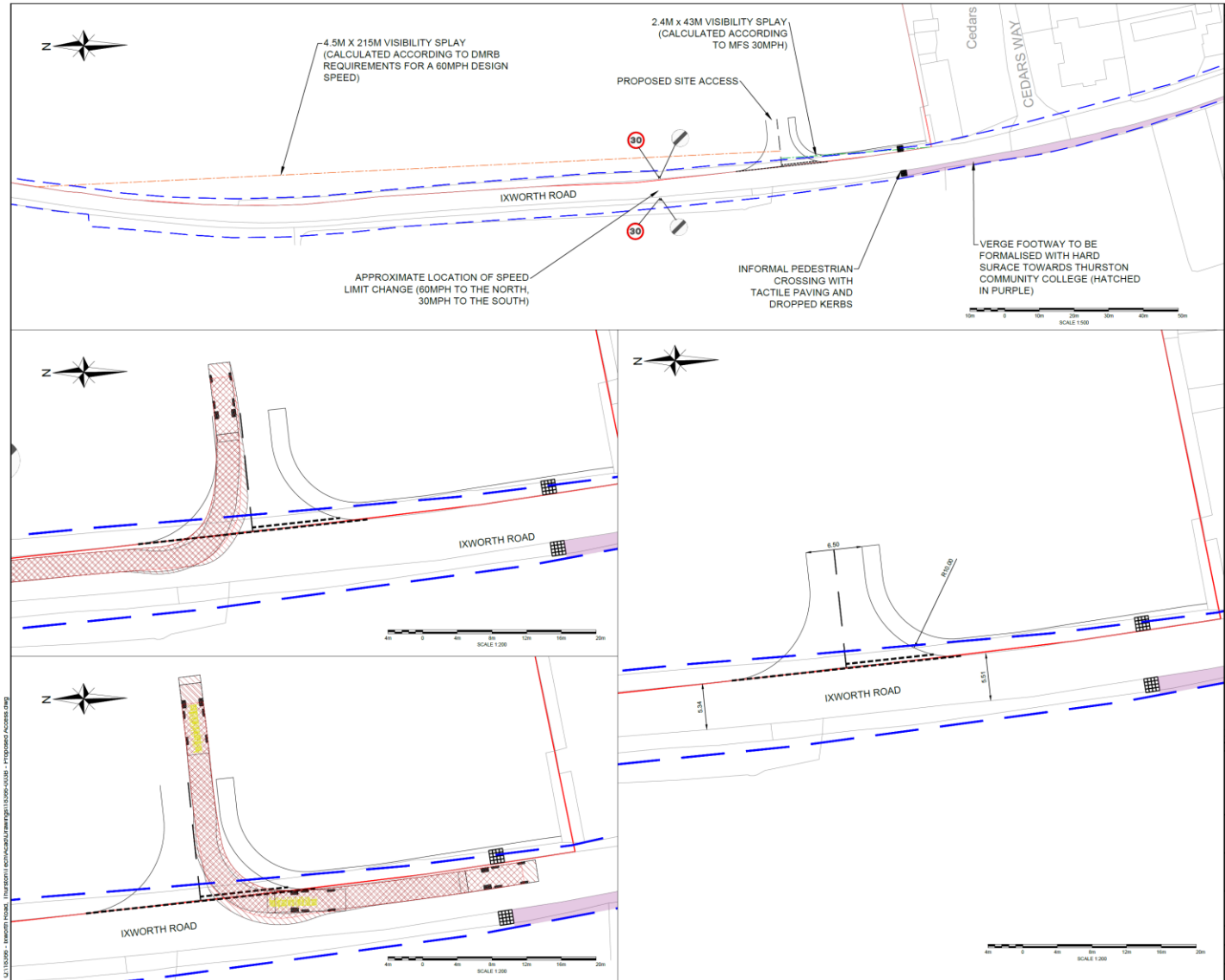
Client Gladman Developments Ltd

Scale 1:2000 @ A2 Drawn BT

Date Feb 2019 Checked JC

Drawing No CSA/4164/108 Rev K





**NOTES**

- DESIGN SUBJECT TO CHANGE ONCE TOPOGRAPHICAL SURVEY IS RECEIVED.
- SWEEP PATH ANALYSIS BASED ON THE FOLLOWING VEHICLE.

Vehicle: 10m Length Capacity Train Pack (1 with 1000kg classes)

Overall Length	10.00m
Overall Width	2.50m
Min Entry Clearance	2.10m
Min Exit Clearance	2.10m
Min Turn Radius	7.00m
Min 90° Turn Radius	7.00m

**KEY**

- SITE BOUNDARY
- HIGHWAY BOUNDARY
- 2.4M x 43M VISIBILITY SPLAY AS PER MANUAL FOR STREETS REQUIREMENTS FOR A 30MPH ROAD
- 4.5M x 215M VISIBILITY SPLAY AS PER DMRB REQUIREMENTS FOR A 60MPH ROAD
- PROPOSED FOOTWAY

Minor amendment	7/1/19	19/04/19
Minor amendment	2/2/19	19/04/19
Minor amendment	2/2/19	19/04/19

**ODYSSEY**

Thurston Road, Thurston, Suffolk, IP20 9LW  
Tel: 01206 850000  
www.odysseycivil.co.uk

200 Title: IXWORTH ROAD, THURSTON, SUFFOLK

Drawing Title: PROPOSED SITE ACCESS & VEHICLE TRACKING

Client: GLADMAN

Issue	AS SHOWN	Date	FEB '19	Designed	DE
Drawn	DE	Checked	MJB	Approved	MJB

DR No: 18366 Drawing No: 18366-003 Rev: B

U:\18366 - Ixworth Road - Thurston\18366\Access\18366-003 - Proposed Access.dwg