

3778/15

Development Control Committee B

Wednesday 17 February 2016

Item 1 – 3778/15

Amendment to recommendation:

“Two year time limit for completion of works”

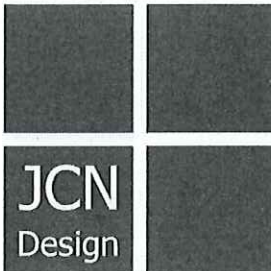
to be amended to read:

“Two year time limit for completion of works of demolition.”

Adrian Matthews
15 February 2016

3308/15

2



2 Exchange Court, London Road, Feering
Colchester, Essex, CO5 9FB

T: 01376 572977
F: 01376 573774
www.jcndesign.co.uk

Corporate Manager – Development Management
Planning Services
Mid Suffolk District Council
Council Offices
131 High Street
Needham Market
Suffolk
IP6 8DL

For the attention of Mr John Pateman-Gee

Our ref: CN063 – 6

12 February 2016

Dear Sir

**PHASE 6c, WAGTAIL DRIVE, CEDARS PARK, STOWMARKET
APPLICATION REFERENCE 3308/15**

On behalf of Crest Nicholson Eastern, I write with regard to the application for planning permission to create 97 no. one, two, three and four bedroom houses and apartments, associated roads, car parking, public open space and landscaping, plus vehicle access from Wagtail Drive and cycleway access from Stowupland Road, at Phase 6c of the Cedars Park development, Stowmarket (application reference 3308/15).

Following the deferral by Development Control Committee B of the determination of the application at their meeting on 27 January 2016 "to enable further negotiation with the applicant to address and explore" four areas where they felt that the proposed scheme could be altered in order to enhance it, the applicant held a meeting and site visit with the case officer and members of the landscaping and ecology teams at Suffolk County Council and agreed the following:

- (a) *Issues and concerns regarding design and overlooking in the areas of Hill House Farm and Elizabeth Way*

Some members of the committee did not feel that the relationship between the existing and proposed properties had been adequately addressed, leaving potential for window-to-window overlooking to the existing houses on the north side of Elizabeth Way and the house at Hill Farm. However, the new houses are positioned so that there is a reasonable offset between them – either a side-on relationship, such as plots 12 and 91, or back-to-back, as plots 13 to 20 (with the offset ranging from 22 metres between plot 13 and 44 Elizabeth Way to 30 metres from plot 18 to 52 Elizabeth Way).

In addition, the new homes are to the north of the existing properties, meaning that no issues of overshadowing or loss of sunlight are applicable. Furthermore, finished floor levels of the proposed properties will be significantly lower than the existing ground levels of the site, therefore further improving the relationship with Elizabeth Way.

Amendments to the proposed scheme were submitted in November 2015, adding hipped roofs in order to address potential issues relating to scale and massing that were identified during the statutory consultation exercise and it appears that the committee is satisfied in that regard.

With regard to the new homes backing on to Elizabeth Way in particular, the site slopes relatively steeply up from the boundary, meaning that there is little benefit in increasing the separation between the existing and proposed properties because the new houses will be moved further up the hill, making them appear taller and more dominating. Instead, it is proposed that the house types be revised to remove any opportunities for overlooking by altering the floor plans so that there are no windows to habitable rooms that face towards the existing properties – windows are either shown to be moved to the side elevations, or the bathroom is relocated to the rear of the property so that the window includes obscured glazing, meaning that overlooking from the room cannot occur.

The position and the footprint of the buildings remains unchanged and the alterations relate solely to the upper floor windows. The amended plots are:

- Plots 13, 14, 17 and 18 – changed from Elmswell to Sussex house type – rear-facing window in bedroom 2 moved to the side elevation, family bathroom and bedroom 3 swapped so that an obscured glazed window is to the rear of the upper floor.
- Plots 15 and 16 – Elsenham house type – upper floor windows on the rear elevation replaced by windows to the side elevations.
- Plots 94 and 95 – Sussex house type – rear-facing window in bedroom 2 moved to the side elevation, family bathroom and bedroom 3 swapped so that an obscured glazed window is to the rear of the upper floor.
- Plot 96 – Chelsworth house type – upper floor rotated so that bedroom 1 is to the rear and does not need a window facing towards Hill Farm. En-suite window will use obscured glazing.

As a result, any potential for overlooking or even the perception of overlooking will be removed by ensuring that no upper floor windows face to the rear of the plots that share a boundary with Elizabeth Way or Hill Farm. Please note that following comments in the committee meeting, the cross-sections have been updated to clarify the relationship across the site boundary, including the addition of building heights for the existing and proposed properties – the sections are accurate and to scale, including the mature height of the planting to the boundaries.

(b) The possibility of a cycleway connection onto Stowupland Road

The land between the northern edge of the site and Stowupland Road (B1115) is part of the adopted highway, sloping steeply down from the site to the footway and densely landscaped

with a belt of mature trees. The B1115 heads downhill to the east more steeply than the site, meaning that to achieve compliance with the Disability Discrimination Act 1995, a ramp at a gradient of no more than 1:20 must be placed in the north eastern corner of the site.

Two options to create the link have been prepared and both work with the gradient of the land, meaning that the paths head away from the town centre, although they both end at the traffic island, encouraging the road to be crossed at the safest point. More significantly, both require substantial engineering features to be constructed in order to be built to Suffolk County Council's standards for adoption and would result in the removal of all of the landscaping in the northern third of the embankment. The applicant has asked their biodiversity consultant (Southern Ecological Solutions) to review the scheme and their view is that the loss of established vegetation will reduce connectivity along the linear feature for protected/priority species such as bats. These findings have been confirmed by members of the landscaping and ecology teams at Suffolk County Council.

As such, although the link will create a small time saving for residents on the northern edge of the site heading towards the railway station, alternative routes via the existing farm access and Stowupland Road or via Siskin Street and Navigation Approach are available that do not give rise to a substantial biodiversity impact. As such, and in order to protect the existing habitat, it is not proposed that a link to B1115 is added to the scheme.

(c) Enhance bats and biodiversity mitigation

A Biodiversity Mitigation and Enhancement Strategy has been prepared by Southern Ecological Solutions, alongside a detailed soft landscaping scheme prepared by James Blake Associates. The report reviews the existing biodiversity features and the potential impacts, as per the Phase 1 Habitat Survey and Phase II Ecological Survey. Mitigation measures include woodland management and the planting of additional and bat-friendly woodland species, strengthening hedgerows and adding a buffer of wildflowers, a new area of woodland planting to the south side of the existing farm access, bat boxes in trees with roosting potential and a bat-friendly lighting scheme, bird boxes, and "hedgehog holes" in garden fences.

Details of the habitat enhancement are also described in the report and reflected in the landscaping scheme. This includes managing the woodland so that structural diversity is returned to the understorey habitat and adding enhancement opportunities for invertebrates and reptiles (eg. log piles). A five-year management plan is also proposed.

(d) Relocate construction access / cycleway onto the meadow to safeguard the farm track

It has always been intended that the strategic cycleway link between Wagtail Drive and Stowupland Road could also be used as an emergency access. The link utilises the existing alignment of the farm track that serves the site, which is already wide enough for a tractor and machinery to enter the site on a regular basis. Apart from adding a hard surface (to adoptable standards) and removing a small amount of the hedge around the gate at the northern end of the link in order to create the crossover for the cycle path, the character of the track would be left unchanged.

There is also potential for the track to be used as a temporary construction access, avoiding taking large vehicles through the residential streets to the south. A Construction Method

Code of Conduct Statement has been prepared to explain how the existing track can be used in a safe manner as part of the redevelopment of the site, without harming the trees and hedgerow. The applicant is satisfied that using there will be no negative impacts caused by the use of the farm track both as a temporary access and as part of the cycleway route from Navigation Approach to Stowupland Road.

However, the committee asked whether the farm track should be safeguarded by relocating the cycleway to the eastern side of the hedgerow. A draft scheme has been prepared, showing a 3.7 metre wide route alongside the hedge and turning at its northern end to reach the edge of the road. However, the application for planning permission has already been revised to remove the buildings from the leg of the site running up to Stowupland Road (a small block of apartments had been proposed) in order to create room for additional woodland as part of the enhancement of the biodiversity value of the site. Relocating the link would prevent the planting of almost all of the new woodland as well as requiring a section of the hedgerow to be removed, thereby preventing the creation of a new linear feature that would benefit protected and priority species such as bats. Even the creation of a temporary track across the area for construction traffic would delay the creation of the new habitat. A review of the alternative proposals by Southern Ecological Solutions found that relocating the track would result in additional impacts to the biodiversity of the site, concluding that the continuing use of the existing farm track would be preferable. These findings have been confirmed by members of the landscaping and ecology teams at Suffolk County Council.

The committee also suggested a number of other alterations to the proposed scheme that they wished to see the applicant explore, but they did not form part of the agreed reasons for deferral. However, with the layout being revised to address point (a), the opportunity has been taken to omit the paths through the open space in order to reduce the amount of formal public access, to reduce the length of the turning head outside plot 34 in order to allow the adjoining tree to be retained and to widen the car port serving plot 97 to better protect the rear garden of 32 Wagtail Drive from the new public open space running up to Stowupland Drive. The tree survey has also been updated to reflect the changes to the proposed site layout, whilst an addendum to the Transport Assessment has been prepared to reflect that the number of new homes proposed has been reduced from 102 to 97 during the consideration of the proposals.

In view of the amendments described above, the information submitted in support of the application for planning permission has been updated and I would be grateful if you could substitute the following in place of the earlier versions:

- | | |
|--|----------------------|
| 1. Site Layout | 14-2304-002 rev. K |
| 2. Building Heights Plan | 14-2304-003 rev. G |
| 3. Refuse, Parking and Cycle Strategy | 14-2304-004 rev. G |
| 4. Boundary Treatment Plan | 14-2304-005 rev. G |
| 5. House Type Chelsworth, Floor Plans | 14-2304-010 rev. B |
| 6. House Type Chelsworth v1, Floor Plans | 14-2304-010.1 |
| 7. House Type Chelsworth, Elevations (Detached) | 14-2304-011 rev. C |
| 8. House Type Chelsworth v1, Elevations (Detached) | 14-2304-011.2 |
| 9. House Type Elmswell, Floor Plans | 14-2304-014 rev. C |
| 10. House Type Elmswell, Elevations (Brick) | 14-2304-015.1 rev. B |
| 11. House Type Elsenham, Floor Plans | 14-2304-016 rev. C |
| 12. House Type Elsenham v1, Floor Plans | 14-2304-016.1 |

- | | | |
|-----|--|----------------------|
| 13. | House Type Elsenham, Elevations (Brick) | 14-2304-017 rev. E |
| 14. | House Type Elsenham v1, Elevations (Render) | 14-2304-017.4 |
| 15. | House Type Sussex, Floor Plans | 14-2304-022 rev. C |
| 16. | House Type Sussex v1, Floor Plans | 14-2304-022.1 |
| 17. | House Type Sussex, Elevations (Render) | 14-2304-023 rev. C |
| 18. | House Type Sussex, Elevations (Brick) | 14-2304-023.1 rev. B |
| 19. | House Type Sussex v1, Elevations (Render, Hipped Roof, Detached) | 14-2304-023.4 |
| 20. | House Type Sussex v1, Elevations (Render, Semi-detached) | 14-2304-023.5 |
| 21. | House Type Sussex v1, Elevations (Render, Short Ridge, Detached) | 14-2304-023.6 |
| 22. | Carport, Plans and Elevations | 14-2304-043 rev. C |
| 23. | Landscape Masterplan | SK02 rev. D |
| 24. | Sections AA and BB | SK03 rev. D |
| 25. | Sections CC | SK04 rev. D |
| 26. | Tree Survey, Arboricultural Impact Assessment (dated April 2015, revision C) | |

In addition, new information has also been created as part of the review of the proposed scheme, therefore I would be grateful if you could add the following to the package of information that is already being considered:

- | | | |
|-----|---|----------------------|
| 27. | Affordable Housing Plan | 14-2304-007 rev. F |
| 28. | Triple Carport, Plans and Elevations | 14-2304-044 |
| 29. | Detailed Soft Landscape Proposal for Plots and POS (Sheet 1 of 4) | JBA 14/357-01 rev. B |
| 30. | Detailed Soft Landscape Proposal for Plots and POS (Sheet 2 of 4) | JBA 14/357-02 rev. B |
| 31. | Detailed Soft Landscape Proposal for Plots and POS (Sheet 3 of 4) | JBA 14/357-03 rev. B |
| 32. | Detailed Soft Landscape Proposal for Plots and POS (Sheet 4 of 4) | JBA 14/357-04 rev. B |
| 33. | Emergency Access, Auto Track Swept Path: Low Loader | W160-011 |
| 34. | Biodiversity Mitigation and Enhancement Strategy (dated 03 February 2016) | |
| 35. | Construction Code of Conduct Method Statement (dated February 2016) | |
| 36. | Letter from Southern Ecological Solutions (dated 10 February 2016) assessing the biodiversity impact of the additional access proposals | |
| 37. | Transport Statement Supplementary Note (reference W160, dated February 2016) | |

Furthermore, the following information has been prepared as part of the response to the Development Control Committee's deferral. These changes are not part of the proposal as they, as detailed earlier in this letter, are not supported by the applicant or the landscaping and ecology teams at Suffolk County Council. However, for the sake of clarity and on a "for information" basis only as part of the decision-making process, please find enclosed copies of the following drawings:

- | | | |
|-----|---|----------|
| 38. | Emergency Access Link – Alternative Option | W160-012 |
| 39. | Alternative Emergency Access, Auto Track Swept Path: Low Loader | W160-013 |
| 40. | Possible Foot/Cycle Ramp to Stowupland Road: Option 1 | W160-014 |
| 41. | Possible Foot/Cycle Ramp to Stowupland Road: Option 2 | W160-015 |

All of the above information is submitted by e-mail in PDF format, but if you need paper copies, please do not hesitate to let me know.

7



At the committee meeting, Philip Isbell highlighted the timetable for the introduction and implementation of CIL. The preparation of the Section 106 Agreement is ongoing, but to be clear, should the determination of the application be deferred again, it will almost certainly reduce the package of financial contributions that will fund works in the local community by £327,941. The proposed scheme is the culmination of nearly two years of pre-application discussions and no technical or policy objections have been received from statutory consultees, leaving no valid, sound or defensible planning reasons why permission for the scheme should be refused.

I trust that you will find the revised scheme to be acceptable and that it addresses the Development Control Committee's reasons for deferral without creating negative biodiversity impacts, leading to another recommendation that the application for planning permission be approved. However, if you have any comments or queries, or should you require any additional information, please do not hesitate to contact me at the above address.

Yours faithfully

A handwritten signature in black ink, appearing to read 'M Smith', written over a horizontal line.

MICHAEL SMITH
michael@jcndesign.co.uk



Key:

- 1.8m Close Boarded Fence
- 2.2m Close Boarded Fence
- 1.8m Brick Wall
- 1.5m Post and Rail



| No. | Date | Assessment | Initials | No. | Date | Assessment | Initials |
|-----|----------|---------------------------|----------|-----|----------|---------------------------------|----------|
| B | 03/11/16 | South Boundary Assessment | BM | g | 26/11/16 | Approved to East of the River K | GD |
| C | 03/11/16 | Changes to boundaries | BM | g | 26/11/16 | Approved to East of the River K | GD |
| B | 01/07/15 | Site layout approved | BM | g | 26/11/16 | Approved to East of the River K | GD |
| B | 29/11/15 | Site layout approved | BM | g | 26/11/16 | Approved to East of the River K | GD |
| A | 25/03/15 | Assessment of site layout | CD | E | 26/11/16 | Approved to East of the River K | GD |

Client: Boundary Treatment Plan
Project: Phase 4C, Cedars Park, Stowmarket, Suffolk.

Drawing: Boundary Treatment Plan
Scale: 1:500 @ A1
Status: Planning
Date: May 2016
Drawn by: G. Giddens
Checked by: G. Giddens
Drawn by: G. Giddens
Checked by: G. Giddens

GRAFIK
 GARDNER & THEOBALD ARCHITECTS
 100, THE BARN, STOWMARKET, SUFFOLK, IP11 1JF
 T: 01449 490000
 F: 01449 490001
 www.grafik.co.uk





10



Schedule

| Schedule | Bed | No. |
|-------------------------|------------|-----|
| Affordable Rent | 2B Flat | 2 |
| | 1 Bed Flat | 3 |
| | Henley | 3B |
| Intermediate | Henley | 3B |
| | Newton | 2 |
| | Oakley | 2 |
| | Sandown | 2 |
| Discount Market Housing | Henley | 3B |
| | Oakley | 2B |
| | Sandown | 2B |

Key:

- Affordable Rent (Green)
- Intermediate (Orange)
- Discount Market Housing (Blue)

0 10 20 30 40 50 metres

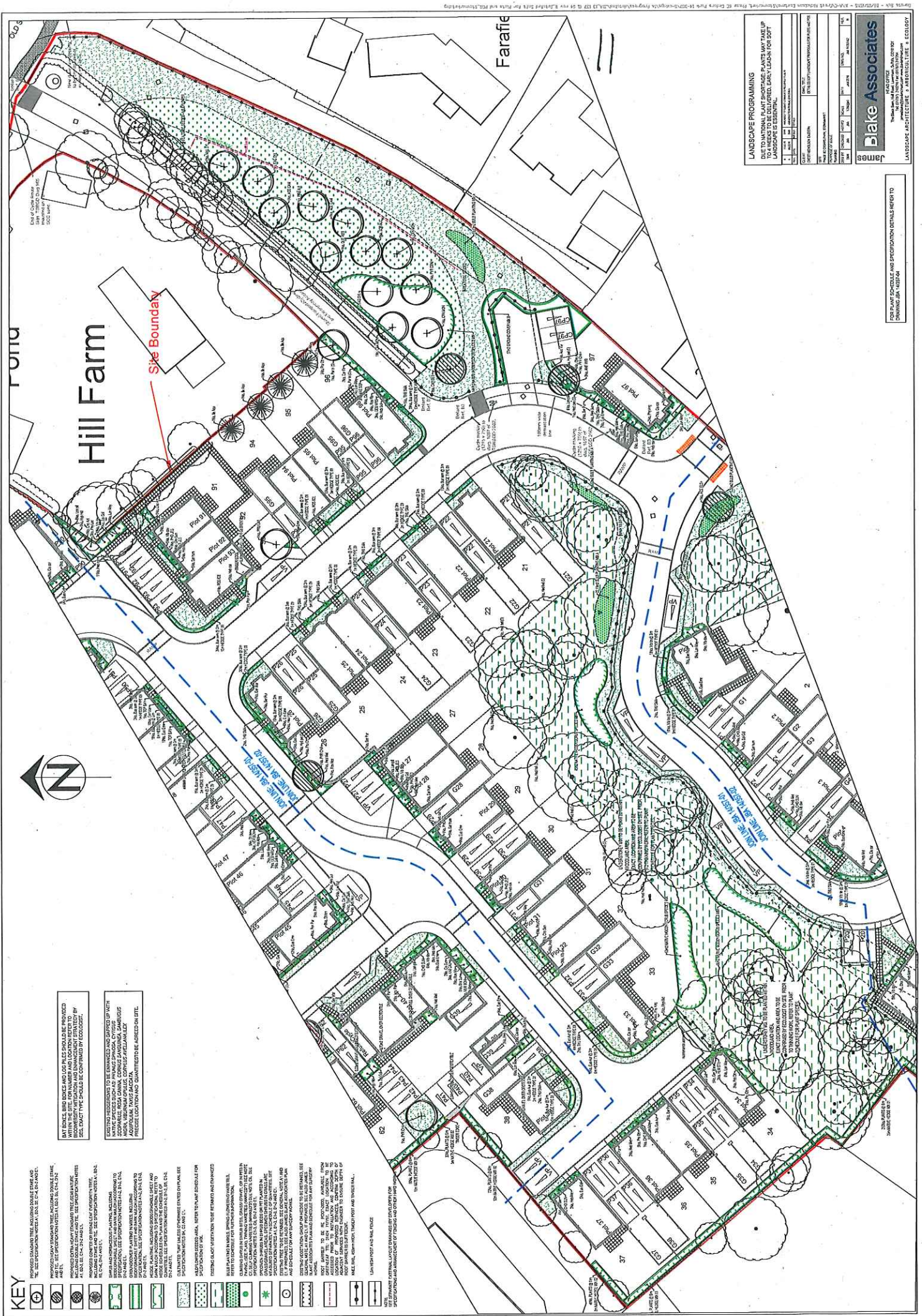
Comparative scale

| Code | Description | Scale | Date | Amendment | Initials | No. |
|------|-------------|-----------------------------------|----------|-----------------------------|----------|-----|
| C | 07/2/18 | Schedule update | 06/02/18 | Updated to add layout Rev-K | | |
| B | 03/03/18 | Additional affordable units added | 03/03/18 | Updated to add layout Rev-J | | |
| A | 15/02/15 | Initial development | 15/02/15 | For working permitted | | |

Client: Crest Nicholson
Project: Phase 4C, Cedars Park, Stowmarket, Suffolk.
Drawing: Affordable Plan
Date: Dec 2018
Dwg No: 14230007
Status: Planning
Scale: 1:500 @ A1
Date: Dec 2018
Dwg No: 14230007
Status: Planning
Scale: 1:500 @ A1

GRAFIK
 Drawn by: [Name]
 Checked by: [Name]
 Project No: [Number]
 Drawing No: [Number]
 Date: [Date]

GRAFIK is a registered trademark of GRAFIK Ltd. All rights reserved. This drawing is the property of GRAFIK Ltd. It is to be used for the project only and is not to be reproduced or used for any other purpose without the written consent of GRAFIK Ltd.



Hill Farm

Site Boundary



- KEY**
- PROPOSED BUILDING FOOTPRINT (AS SHOWN IN CONCEPTUAL PLAN)
 - EXISTING BUILDING FOOTPRINT (AS SHOWN IN CONCEPTUAL PLAN)
 - PROPOSED PARKING SPACE (AS SHOWN IN CONCEPTUAL PLAN)
 - EXISTING PARKING SPACE (AS SHOWN IN CONCEPTUAL PLAN)
 - PROPOSED WALKWAY (AS SHOWN IN CONCEPTUAL PLAN)
 - EXISTING WALKWAY (AS SHOWN IN CONCEPTUAL PLAN)
 - PROPOSED DRIVEWAY (AS SHOWN IN CONCEPTUAL PLAN)
 - EXISTING DRIVEWAY (AS SHOWN IN CONCEPTUAL PLAN)
 - PROPOSED PLANTING (AS SHOWN IN CONCEPTUAL PLAN)
 - EXISTING PLANTING (AS SHOWN IN CONCEPTUAL PLAN)
 - PROPOSED TREE (AS SHOWN IN CONCEPTUAL PLAN)
 - EXISTING TREE (AS SHOWN IN CONCEPTUAL PLAN)
 - PROPOSED FENCE (AS SHOWN IN CONCEPTUAL PLAN)
 - EXISTING FENCE (AS SHOWN IN CONCEPTUAL PLAN)
 - PROPOSED UTILITY (AS SHOWN IN CONCEPTUAL PLAN)
 - EXISTING UTILITY (AS SHOWN IN CONCEPTUAL PLAN)
 - PROPOSED STORMWATER (AS SHOWN IN CONCEPTUAL PLAN)
 - EXISTING STORMWATER (AS SHOWN IN CONCEPTUAL PLAN)
 - PROPOSED EROSION CONTROL (AS SHOWN IN CONCEPTUAL PLAN)
 - EXISTING EROSION CONTROL (AS SHOWN IN CONCEPTUAL PLAN)
 - PROPOSED LANDMARK (AS SHOWN IN CONCEPTUAL PLAN)
 - EXISTING LANDMARK (AS SHOWN IN CONCEPTUAL PLAN)
 - PROPOSED SIGNAGE (AS SHOWN IN CONCEPTUAL PLAN)
 - EXISTING SIGNAGE (AS SHOWN IN CONCEPTUAL PLAN)
 - PROPOSED LIGHTING (AS SHOWN IN CONCEPTUAL PLAN)
 - EXISTING LIGHTING (AS SHOWN IN CONCEPTUAL PLAN)
 - PROPOSED SECURITY (AS SHOWN IN CONCEPTUAL PLAN)
 - EXISTING SECURITY (AS SHOWN IN CONCEPTUAL PLAN)
 - PROPOSED ACCESS (AS SHOWN IN CONCEPTUAL PLAN)
 - EXISTING ACCESS (AS SHOWN IN CONCEPTUAL PLAN)
 - PROPOSED BARRIER (AS SHOWN IN CONCEPTUAL PLAN)
 - EXISTING BARRIER (AS SHOWN IN CONCEPTUAL PLAN)
 - PROPOSED GATE (AS SHOWN IN CONCEPTUAL PLAN)
 - EXISTING GATE (AS SHOWN IN CONCEPTUAL PLAN)
 - PROPOSED WALL (AS SHOWN IN CONCEPTUAL PLAN)
 - EXISTING WALL (AS SHOWN IN CONCEPTUAL PLAN)
 - PROPOSED FOUNDATION (AS SHOWN IN CONCEPTUAL PLAN)
 - EXISTING FOUNDATION (AS SHOWN IN CONCEPTUAL PLAN)
 - PROPOSED STRUCTURE (AS SHOWN IN CONCEPTUAL PLAN)
 - EXISTING STRUCTURE (AS SHOWN IN CONCEPTUAL PLAN)
 - PROPOSED ENCLOSURE (AS SHOWN IN CONCEPTUAL PLAN)
 - EXISTING ENCLOSURE (AS SHOWN IN CONCEPTUAL PLAN)
 - PROPOSED BOUNDARY (AS SHOWN IN CONCEPTUAL PLAN)
 - EXISTING BOUNDARY (AS SHOWN IN CONCEPTUAL PLAN)
 - PROPOSED LINE (AS SHOWN IN CONCEPTUAL PLAN)
 - EXISTING LINE (AS SHOWN IN CONCEPTUAL PLAN)
 - PROPOSED POINT (AS SHOWN IN CONCEPTUAL PLAN)
 - EXISTING POINT (AS SHOWN IN CONCEPTUAL PLAN)
 - PROPOSED AREA (AS SHOWN IN CONCEPTUAL PLAN)
 - EXISTING AREA (AS SHOWN IN CONCEPTUAL PLAN)
 - PROPOSED VOLUME (AS SHOWN IN CONCEPTUAL PLAN)
 - EXISTING VOLUME (AS SHOWN IN CONCEPTUAL PLAN)
 - PROPOSED FEATURE (AS SHOWN IN CONCEPTUAL PLAN)
 - EXISTING FEATURE (AS SHOWN IN CONCEPTUAL PLAN)
 - PROPOSED ELEMENT (AS SHOWN IN CONCEPTUAL PLAN)
 - EXISTING ELEMENT (AS SHOWN IN CONCEPTUAL PLAN)
 - PROPOSED COMPONENT (AS SHOWN IN CONCEPTUAL PLAN)
 - EXISTING COMPONENT (AS SHOWN IN CONCEPTUAL PLAN)
 - PROPOSED PART (AS SHOWN IN CONCEPTUAL PLAN)
 - EXISTING PART (AS SHOWN IN CONCEPTUAL PLAN)
 - PROPOSED SECTION (AS SHOWN IN CONCEPTUAL PLAN)
 - EXISTING SECTION (AS SHOWN IN CONCEPTUAL PLAN)
 - PROPOSED DETAIL (AS SHOWN IN CONCEPTUAL PLAN)
 - EXISTING DETAIL (AS SHOWN IN CONCEPTUAL PLAN)
 - PROPOSED NOTE (AS SHOWN IN CONCEPTUAL PLAN)
 - EXISTING NOTE (AS SHOWN IN CONCEPTUAL PLAN)
 - PROPOSED ANNOTATION (AS SHOWN IN CONCEPTUAL PLAN)
 - EXISTING ANNOTATION (AS SHOWN IN CONCEPTUAL PLAN)
 - PROPOSED LABEL (AS SHOWN IN CONCEPTUAL PLAN)
 - EXISTING LABEL (AS SHOWN IN CONCEPTUAL PLAN)
 - PROPOSED TITLE (AS SHOWN IN CONCEPTUAL PLAN)
 - EXISTING TITLE (AS SHOWN IN CONCEPTUAL PLAN)
 - PROPOSED HEADER (AS SHOWN IN CONCEPTUAL PLAN)
 - EXISTING HEADER (AS SHOWN IN CONCEPTUAL PLAN)
 - PROPOSED FOOTER (AS SHOWN IN CONCEPTUAL PLAN)
 - EXISTING FOOTER (AS SHOWN IN CONCEPTUAL PLAN)
 - PROPOSED PAGE (AS SHOWN IN CONCEPTUAL PLAN)
 - EXISTING PAGE (AS SHOWN IN CONCEPTUAL PLAN)
 - PROPOSED SHEET (AS SHOWN IN CONCEPTUAL PLAN)
 - EXISTING SHEET (AS SHOWN IN CONCEPTUAL PLAN)
 - PROPOSED DRAWING (AS SHOWN IN CONCEPTUAL PLAN)
 - EXISTING DRAWING (AS SHOWN IN CONCEPTUAL PLAN)
 - PROPOSED PLAN (AS SHOWN IN CONCEPTUAL PLAN)
 - EXISTING PLAN (AS SHOWN IN CONCEPTUAL PLAN)
 - PROPOSED VIEW (AS SHOWN IN CONCEPTUAL PLAN)
 - EXISTING VIEW (AS SHOWN IN CONCEPTUAL PLAN)
 - PROPOSED SECTION VIEW (AS SHOWN IN CONCEPTUAL PLAN)
 - EXISTING SECTION VIEW (AS SHOWN IN CONCEPTUAL PLAN)
 - PROPOSED ELEVATION VIEW (AS SHOWN IN CONCEPTUAL PLAN)
 - EXISTING ELEVATION VIEW (AS SHOWN IN CONCEPTUAL PLAN)
 - PROPOSED DETAIL VIEW (AS SHOWN IN CONCEPTUAL PLAN)
 - EXISTING DETAIL VIEW (AS SHOWN IN CONCEPTUAL PLAN)
 - PROPOSED NOTE VIEW (AS SHOWN IN CONCEPTUAL PLAN)
 - EXISTING NOTE VIEW (AS SHOWN IN CONCEPTUAL PLAN)
 - PROPOSED ANNOTATION VIEW (AS SHOWN IN CONCEPTUAL PLAN)
 - EXISTING ANNOTATION VIEW (AS SHOWN IN CONCEPTUAL PLAN)
 - PROPOSED LABEL VIEW (AS SHOWN IN CONCEPTUAL PLAN)
 - EXISTING LABEL VIEW (AS SHOWN IN CONCEPTUAL PLAN)
 - PROPOSED TITLE VIEW (AS SHOWN IN CONCEPTUAL PLAN)
 - EXISTING TITLE VIEW (AS SHOWN IN CONCEPTUAL PLAN)
 - PROPOSED HEADER VIEW (AS SHOWN IN CONCEPTUAL PLAN)
 - EXISTING HEADER VIEW (AS SHOWN IN CONCEPTUAL PLAN)
 - PROPOSED FOOTER VIEW (AS SHOWN IN CONCEPTUAL PLAN)
 - EXISTING FOOTER VIEW (AS SHOWN IN CONCEPTUAL PLAN)
 - PROPOSED PAGE VIEW (AS SHOWN IN CONCEPTUAL PLAN)
 - EXISTING PAGE VIEW (AS SHOWN IN CONCEPTUAL PLAN)
 - PROPOSED SHEET VIEW (AS SHOWN IN CONCEPTUAL PLAN)
 - EXISTING SHEET VIEW (AS SHOWN IN CONCEPTUAL PLAN)
 - PROPOSED DRAWING VIEW (AS SHOWN IN CONCEPTUAL PLAN)
 - EXISTING DRAWING VIEW (AS SHOWN IN CONCEPTUAL PLAN)
 - PROPOSED PLAN VIEW (AS SHOWN IN CONCEPTUAL PLAN)
 - EXISTING PLAN VIEW (AS SHOWN IN CONCEPTUAL PLAN)
 - PROPOSED VIEW VIEW (AS SHOWN IN CONCEPTUAL PLAN)
 - EXISTING VIEW VIEW (AS SHOWN IN CONCEPTUAL PLAN)
 - PROPOSED SECTION VIEW VIEW (AS SHOWN IN CONCEPTUAL PLAN)
 - EXISTING SECTION VIEW VIEW (AS SHOWN IN CONCEPTUAL PLAN)
 - PROPOSED ELEVATION VIEW VIEW (AS SHOWN IN CONCEPTUAL PLAN)
 - EXISTING ELEVATION VIEW VIEW (AS SHOWN IN CONCEPTUAL PLAN)
 - PROPOSED DETAIL VIEW VIEW (AS SHOWN IN CONCEPTUAL PLAN)
 - EXISTING DETAIL VIEW VIEW (AS SHOWN IN CONCEPTUAL PLAN)
 - PROPOSED NOTE VIEW VIEW (AS SHOWN IN CONCEPTUAL PLAN)
 - EXISTING NOTE VIEW VIEW (AS SHOWN IN CONCEPTUAL PLAN)
 - PROPOSED ANNOTATION VIEW VIEW (AS SHOWN IN CONCEPTUAL PLAN)
 - EXISTING ANNOTATION VIEW VIEW (AS SHOWN IN CONCEPTUAL PLAN)
 - PROPOSED LABEL VIEW VIEW (AS SHOWN IN CONCEPTUAL PLAN)
 - EXISTING LABEL VIEW VIEW (AS SHOWN IN CONCEPTUAL PLAN)
 - PROPOSED TITLE VIEW VIEW (AS SHOWN IN CONCEPTUAL PLAN)
 - EXISTING TITLE VIEW VIEW (AS SHOWN IN CONCEPTUAL PLAN)
 - PROPOSED HEADER VIEW VIEW (AS SHOWN IN CONCEPTUAL PLAN)
 - EXISTING HEADER VIEW VIEW (AS SHOWN IN CONCEPTUAL PLAN)
 - PROPOSED FOOTER VIEW VIEW (AS SHOWN IN CONCEPTUAL PLAN)
 - EXISTING FOOTER VIEW VIEW (AS SHOWN IN CONCEPTUAL PLAN)
 - PROPOSED PAGE VIEW VIEW (AS SHOWN IN CONCEPTUAL PLAN)
 - EXISTING PAGE VIEW VIEW (AS SHOWN IN CONCEPTUAL PLAN)
 - PROPOSED SHEET VIEW VIEW (AS SHOWN IN CONCEPTUAL PLAN)
 - EXISTING SHEET VIEW VIEW (AS SHOWN IN CONCEPTUAL PLAN)
 - PROPOSED DRAWING VIEW VIEW (AS SHOWN IN CONCEPTUAL PLAN)
 - EXISTING DRAWING VIEW VIEW (AS SHOWN IN CONCEPTUAL PLAN)
 - PROPOSED PLAN VIEW VIEW (AS SHOWN IN CONCEPTUAL PLAN)
 - EXISTING PLAN VIEW VIEW (AS SHOWN IN CONCEPTUAL PLAN)
 - PROPOSED VIEW VIEW VIEW (AS SHOWN IN CONCEPTUAL PLAN)
 - EXISTING VIEW VIEW VIEW (AS SHOWN IN CONCEPTUAL PLAN)
 - PROPOSED SECTION VIEW VIEW VIEW (AS SHOWN IN CONCEPTUAL PLAN)
 - EXISTING SECTION VIEW VIEW VIEW (AS SHOWN IN CONCEPTUAL PLAN)
 - PROPOSED ELEVATION VIEW VIEW VIEW (AS SHOWN IN CONCEPTUAL PLAN)
 - EXISTING ELEVATION VIEW VIEW VIEW (AS SHOWN IN CONCEPTUAL PLAN)
 - PROPOSED DETAIL VIEW VIEW VIEW (AS SHOWN IN CONCEPTUAL PLAN)
 - EXISTING DETAIL VIEW VIEW VIEW (AS SHOWN IN CONCEPTUAL PLAN)
 - PROPOSED NOTE VIEW VIEW VIEW (AS SHOWN IN CONCEPTUAL PLAN)
 - EXISTING NOTE VIEW VIEW VIEW (AS SHOWN IN CONCEPTUAL PLAN)
 - PROPOSED ANNOTATION VIEW VIEW VIEW (AS SHOWN IN CONCEPTUAL PLAN)
 - EXISTING ANNOTATION VIEW VIEW VIEW (AS SHOWN IN CONCEPTUAL PLAN)
 - PROPOSED LABEL VIEW VIEW VIEW (AS SHOWN IN CONCEPTUAL PLAN)
 - EXISTING LABEL VIEW VIEW VIEW (AS SHOWN IN CONCEPTUAL PLAN)
 - PROPOSED TITLE VIEW VIEW VIEW (AS SHOWN IN CONCEPTUAL PLAN)
 - EXISTING TITLE VIEW VIEW VIEW (AS SHOWN IN CONCEPTUAL PLAN)
 - PROPOSED HEADER VIEW VIEW VIEW (AS SHOWN IN CONCEPTUAL PLAN)
 - EXISTING HEADER VIEW VIEW VIEW (AS SHOWN IN CONCEPTUAL PLAN)
 - PROPOSED FOOTER VIEW VIEW VIEW (AS SHOWN IN CONCEPTUAL PLAN)
 - EXISTING FOOTER VIEW VIEW VIEW (AS SHOWN IN CONCEPTUAL PLAN)
 - PROPOSED PAGE VIEW VIEW VIEW (AS SHOWN IN CONCEPTUAL PLAN)
 - EXISTING PAGE VIEW VIEW VIEW (AS SHOWN IN CONCEPTUAL PLAN)
 - PROPOSED SHEET VIEW VIEW VIEW (AS SHOWN IN CONCEPTUAL PLAN)
 - EXISTING SHEET VIEW VIEW VIEW (AS SHOWN IN CONCEPTUAL PLAN)
 - PROPOSED DRAWING VIEW VIEW VIEW (AS SHOWN IN CONCEPTUAL PLAN)
 - EXISTING DRAWING VIEW VIEW VIEW (AS SHOWN IN CONCEPTUAL PLAN)
 - PROPOSED PLAN VIEW VIEW VIEW (AS SHOWN IN CONCEPTUAL PLAN)
 - EXISTING PLAN VIEW VIEW VIEW (AS SHOWN IN CONCEPTUAL PLAN)

EXISTING RESOURCES TO BE REMOVED AND CAPPED UP WITH NATIVE SPECIES SUCH AS PRAIRIE SPANISH BELL, BUTTERFLY MILKWEED, WILD FLORIAN, BLUE STAR, AND BLUE ANEMONE. PLANTING MATERIALS SHALL BE OBTAINED FROM LOCAL SUPPLIERS AND THE SPECIFICATION NOTES AT THE END OF THIS PLAN. ALL PLANTING MATERIALS SHALL BE QUANTIFIED AND QUANTITIES TO BE ASSURED ON SITE.

LANDSCAPE PROGRAMMING

THE NATIONAL PLANT HARDINESS ZONE MAP MAY TAKE UP TO 4 WEEKS TO BE DELIVERED EARLY LIAISON FOR SOFT LANDSCAPE IS ESSENTIAL.

| | |
|-------------|------------------------|
| DATE: | 1/15/2024 |
| PROJECT: | HILL FARM |
| CLIENT: | BLAKE ASSOCIATES |
| DESIGNER: | JAMES BLAKE ASSOCIATES |
| SCALE: | AS SHOWN |
| DRAWN BY: | JAMES BLAKE ASSOCIATES |
| CHECKED BY: | JAMES BLAKE ASSOCIATES |
| DATE: | 1/15/2024 |

James Blake Associates
 1000 N. 10TH AVENUE
 SUITE 1000
 DENVER, CO 80202
 (303) 733-1111
 www.jamesblake.com

FOR BLAKE ASSOCIATES AND SPECIFICATION DETAILS REFER TO DRAWING JBA 100004



12

Key:

- Release Store
- Cycle Store
- Visitor Parking
- Release Collection Point
- Householder Travel Distance
- Release Collection Area
- RCP



Comparative scale

| No. | Date | Amendment | Initials | Date | Amendment | Initials |
|-----|----------|---------------------------------|----------|------|-----------|------------------------------|
| D | 18.02.15 | Further amendments to site plan | DN | | | |
| E | 23.02.15 | Small site layout changes | DN | | | |
| F | 23.02.15 | Small site layout changes | DN | | | |
| A | 25.02.15 | Amended to suit layout | CD | E | 27.03.15 | Amended to suit layout Rev G |
| | | | | | | CD |

Client: Crest Nicholson
Project: Phase GC, Cedars Park, Stowmarket, Suffolk.

Drawing: Release Parking & Cycle Strategy

Scale: 1:500 @ A1
Series: Release
Date: May 2015
Drawn by: S. Jackson
Checked by: G

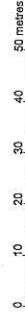
© 2015 reserved by the copyright owner. All rights reserved. No part of this drawing may be reproduced without the prior written consent of the copyright owner. This drawing is for the use of the client only. It is not to be used for any other purpose. Any misinterpretation of the drawing is the responsibility of the user. This drawing is not to be used for any other purpose. Any misinterpretation of the drawing is the responsibility of the user.





Key:

- 1 Storey
- 2 Storey
- 2.5 Storey



Comparative scale

| No. | Date | Amendment | Initials | No. | Date | Amendment | Initials |
|-----|----------|--------------------------------------|----------|-----|----------|--------------------------------|----------|
| D | 04/12/16 | Amendments to site plan | DM | D | 04/12/16 | Approved to full project Rev A | CD |
| C | 03/07/15 | Plan amended to include road changes | RM | C | 03/07/15 | Approved to full project Rev K | CD |
| B | 27/11/15 | Plan amended to include road changes | CD | B | 27/11/15 | Approved to full project Rev G | CD |
| A | 22/05/15 | Amended to full layout | E | A | 22/05/15 | Approved to full project Rev G | CD |

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

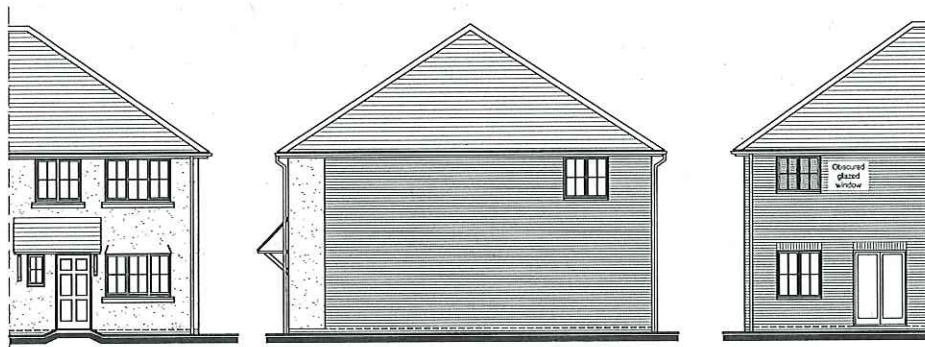
Drawing: Building heights Plan
 Scale: 1:200 @ A1 Status: Working
 Date: May 2015 Draw No: 14329462

© This drawing is the copyright of GRAFIK ARCHITECTURAL. It is not to be used or reproduced without their prior written consent. It is to be used in accordance with the terms and conditions of the working drawings. There shall be no liability for any errors or omissions in this drawing.

GRAFIK
 GRAFIK ARCHITECTURAL
 11, The Quadrant, Stowmarket, Suffolk, IP11 1JL
 Tel: 01797 832222
 Fax: 01797 832223
 www.grafik.com



14



Front Elevation
Plots: AS 14
Hand 13

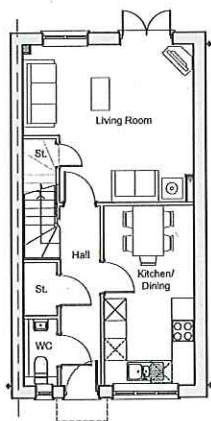
Side Elevation

Rear Elevation

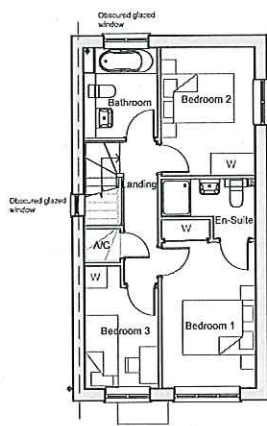
Plots 13 & 14.

| No. | Date | Amendment | Initials | No. | Date | Amendment | Initials |
|---|------------|-----------|---------------|---|------|-----------|----------|
| Client : Crest Nicholson | | | |  <p>GRAFIK Grafik Architecture Stonham Court Ratford Way Bibury Evesham CP12 0DD T +44 (0)1277 638 233 F +44 (0)1277 638 234 www.grafik-uk.com</p> | | | |
| Project : Phase 6C, Cedars Park Stowmarket, Suffolk. | | | | | | | |
| Drawing : Sussex v1 - Elevations (Semi-detached) | | | | | | | |
| Scale : | 1:100 @ A3 | Status : | Planning | Rev: | | | |
| Date : | May 2015 | Dwg No : | 14-2194-021.5 | | | | |
| <small>© THIS DRAWING IS THE COPYRIGHT OF GRAFIK ARCHITECTURE. It shall not be in any way used or reproduced without their prior written consent. All dimensions are to be checked on site or in the workshop prior to commencing any work. Work only to figured dimensions. Any discrepancies are to be reported to the Architect.</small> | | | | | | | |

15

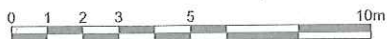


Ground Floor Plan
Plots: AS 14, 18, 94
Plots: Hand 13, 17, 95



First Floor Plan

Plots 13 & 14.

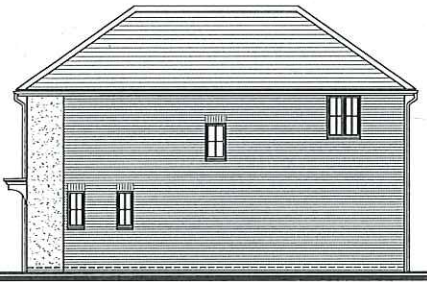


| No. | Date | Amendment | Initials | No. | Date | Amendment | Initials |
|---|------|------------------------|----------|---------|------|-----------|----------|
| Client : Crest Nicholson Project : Phase 6C, Cedars Park Stowmarket, Suffolk. | | | | | | | |
| Drawing : Sussex v1 - Floor plans | | | | | | | |
| Scale : 1:100 @ A3 | | Status : Planning | | Rev : 1 | | | |
| Date : Jan 2016 | | Dwg No : 14-2394-022.1 | | | | | |
| GRAFIK GRAFIK Architecture Station Court Radford Way Bishops Cleeve Essex CM12 0QZ T +44 (0)277 653 233 F +44 (0)277 653 234 www.grafik-a.com | | | | | | | |
| <small>© THIS DRAWING IS THE COPYRIGHT OF GRAFIK ARCHITECTURE. It shall not be in any way used or reproduced without their prior written consent. All dimensions are to be checked on site or in the workshop prior to commencing any work. Work only to figured dimensions. Any discrepancies are to be reported to the Architect.</small> | | | | | | | |

16



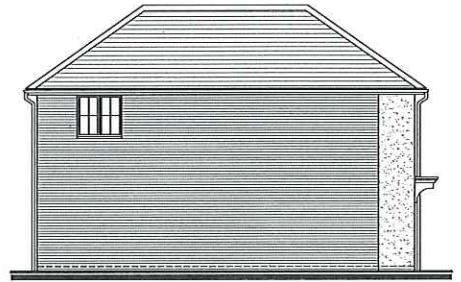
Front Elevation
Plots: AS 15, 16



Side Elevation



Rear Elevation

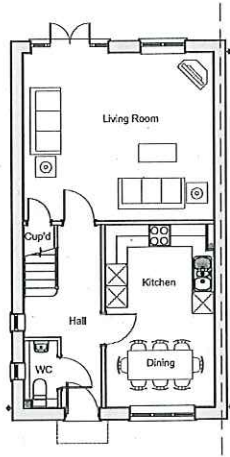


Side Elevation

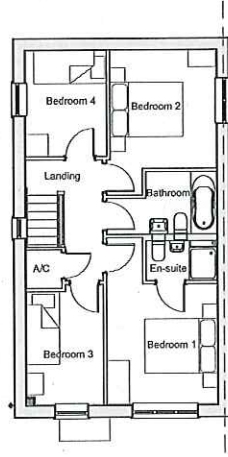
Plots 15 e 16

| No. | Date | Amendment | Initials | No. | Date | Amendment | Initials |
|---|------|--------------------------|----------|--|------|-------------------------------|----------|
| Client : Crest Nicholson Project : Phase 6C, Cedars Park Stowmarket, Suffolk | | | | | | | |
| Drawing : Eisenham v1 - Elevations | | | | | | | |
| Scale : 1:100 @ A3 | | Status : Planning | | Date : October 2015 | | Dwg No : 14-2304-017.4 | |
| GRAFIK Grafik Architecture Castle Court Bedford Way Bishops Cleeve Essex CP12 0DE T +44 (0)1277 858 233 F +44 (0)1277 628 234 k.k@grafik.com | | | | 2nd Floor House Unit 6 Ground Floor 525 London Street London EC2A 4HS T +44 (0)20 7749 7700 F +44 (0)20 7759 7502 www.grafik.com | | | |
| <small>© THIS DRAWING IS THE COPYRIGHT OF GRAFIK ARCHITECTURE. It shall not be in any way used or reproduced without their prior written consent. All dimensions are to be checked on site or in the workshop prior to commencing any work. Work only to figured dimensions. Any discrepancies are to be reported to the Architect.</small> | | | | | | | |

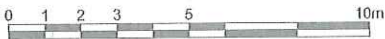
17



Ground Floor Plan
Plots: Hand 15,16



First Floor Plan

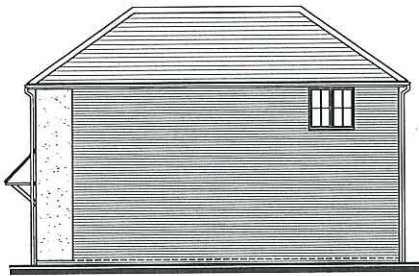


| No. | Date | Amendment | Initials | No. | Date | Amendment | Initials |
|--|------|-----------|----------|--|------|-----------|----------|
| <p>Client: Crest Nicholson</p> <p>Project: Phase 6C, Cedars Park Stowmarket, Suffolk.</p> <p>Drawing: Elsenham v1 - Floor Plans</p> <p>Scale: 1:100 @ A3 Status: Planning Rev: 11</p> <p>Date: May 2015 Dwg No: 14-2304-616.1</p> | | | | | | | |
| <p>GRAFIK</p> <p>Gratik Architecture Station Court Rushford Way Bury St Edmunds Suffolk IP12 6QZ</p> <p>T +44 (0)1277 658 233 F +44 (0)1277 658 234 info@grafik.com</p> | | | | <p>Zalind House Unit E Ground Floor 5-23 Southton Street London EC2A 6SU</p> <p>T +44 (0)20 7719 7700 F +44 (0)20 7719 7702 www.grafik.com</p> | | | |
| <p><small>© THIS DRAWING IS THE COPYRIGHT OF GRAFIK ARCHITECTURE. It shall not be in any way used or reproduced without their prior written consent. All dimensions are to be checked on site or in the workshop prior to commencing any work. Work only to figured dimensions. Any discrepancies are to be reported to the Architect.</small></p> | | | | | | | |

18



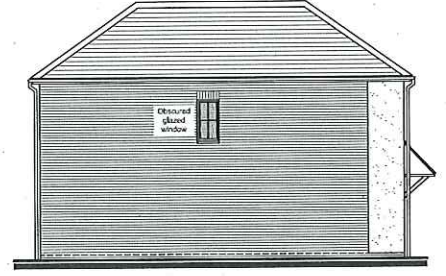
Front Elevation
Plots: AS 17
Hand 18



Side Elevation




Rear Elevation

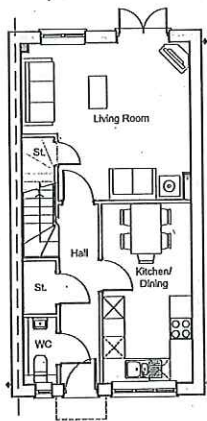


Side Elevation

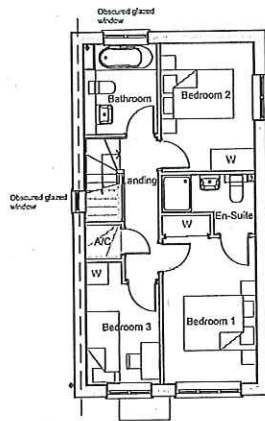
P/ot 17 e 18

| No. | Date | Amendment | Initials | No. | Date | Amendment | Initials |
|---|------|------------------------------|----------|-------------|------|-----------|----------|
| Client: Crest Nicholson Project: Phase 6C, Cedars Park Stowmarket, Suffolk. | | | | | | | |
| Drawing: Sussex v1 - Elevations (Render) | | | | | | | |
| Scale: 1:100 @ A3 | | Status: Planning | | Rev: | | | |
| Date: May 2015 | | Dwg No: 14-2394-023.4 | | | | | |
|  | | | | | | | |
| <small> GRAFIK Architecture Station Court Rufford Way EBBWVALE Ebbw Vale, NP23 5JG T +44 (0)1277 658 233 F +44 (0)1277 658 234 www.grafik.co.uk </small> | | | | | | | |
| <small> © THIS DRAWING IS THE COPYRIGHT OF GRAFIK ARCHITECTURE. It shall not be in any way used or reproduced without their prior written consent. All dimensions are to be checked on site or in the workshop prior to commencing any work. Work only to figured dimensions. Any discrepancies are to be reported to the Architect. </small> | | | | | | | |

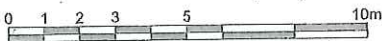
19



Ground Floor Plan
Plots: AS 14, 18, 94
Plots: Hand 13, 17, 95



First Floor Plan



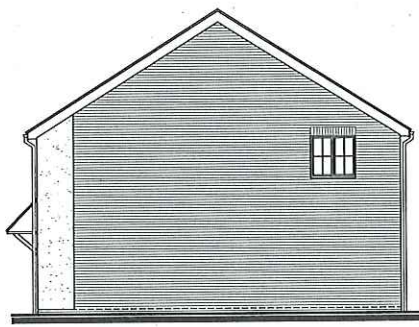
| No. | Date | Amendment | Initials | No. | Date | Amendment | Initials |
|---|------|------------------|----------|----------------|------|-----------------------|----------|
| Client: Crest Nicholson Project: Phase 6C, Cedars Park Stowmarket, Suffolk. | | | | | | | |
| Drawing: Sussex v1 - Floor plans | | | | | | | |
| Scale: 1:100 @ A3 | | Status: Planning | | Date: Jan 2018 | | Dwg No: 14-2304-032.1 | |
| GRAFIK Grafik Architecture Station Court Redford Way Bideford Devon, EX38 2DZ T: +44 (0)1277 658 233 F: +44 (0)1277 658 234 www.grafik.co.uk | | | | | | | |
| <small>© THIS DRAWING IS THE COPYRIGHT OF GRAFIK ARCHITECTURE. It shall not be in any way used or reproduced without their prior written consent. All dimensions are to be checked on site or in the workshop prior to commencing any work. Work only to figured dimensions. Any discrepancies are to be reported to the Architect.</small> | | | | | | | |

17 e 18-

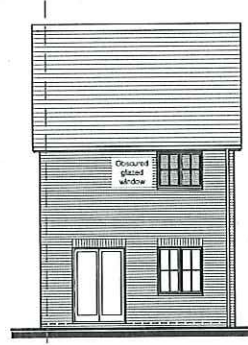
20



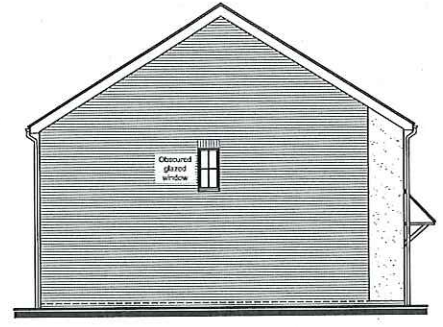
Front Elevation
Plots: AS 94
Hand 95



Side Elevation



Rear Elevation



Side Elevation

94 e 95
(New Hill Farm)

| No. | Date | Amendment | Initials | No. | Date | Amendment | Initials | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
|--|---|------------------------------|----------|----------------|------|-----------|----------|---|---|---|--|--|--|--|--|--|--|--------------------------|--|-------------------------|--|----------------|--|--|--|-----------------------|--|------------------------------|--|--|--|--|--|--|--|--|--|--|--|--|--|
| <table border="0" style="width: 100%;"> <tr> <td style="width: 70%;"> Client: Crest Nicholson Project: Phase 6C, Cedars Park Stowmarket, Suffolk. </td> <td style="width: 30%; text-align: center;">  Grafik Architects Station Court Railway Way Bury St Edmunds Suffolk IP11 2 00Z T +44 (0)1277 658 233 F +44 (0)1277 658 234 www.grafik.co.uk </td> </tr> <tr> <td colspan="8"> Drawing: Sussex v1 - Elevations (Render 2) </td> </tr> <tr> <td colspan="2">Scale: 1:100 @ A3</td> <td colspan="2">Status: Planning</td> <td colspan="2">Rev: 02</td> <td colspan="2"></td> </tr> <tr> <td colspan="2">Date: May 2015</td> <td colspan="2">Dwg No: 14-2304-023.6</td> <td colspan="2"></td> <td colspan="2"></td> </tr> <tr> <td colspan="8"> <small>© THIS DRAWING IS THE COPYRIGHT OF GRAFIK ARCHITECTURE. It shall not be in any way used or reproduced without their prior written consent. All dimensions are to be checked on site or in the workshop prior to commencing any work. Work only to be fixed dimensions. Any discrepancies are to be reported to the Architect.</small> </td> </tr> </table> | | | | | | | | Client: Crest Nicholson Project: Phase 6C, Cedars Park Stowmarket, Suffolk. |  Grafik Architects Station Court Railway Way Bury St Edmunds Suffolk IP11 2 00Z T +44 (0)1277 658 233 F +44 (0)1277 658 234 www.grafik.co.uk | Drawing: Sussex v1 - Elevations (Render 2) | | | | | | | | Scale: 1:100 @ A3 | | Status: Planning | | Rev: 02 | | | | Date: May 2015 | | Dwg No: 14-2304-023.6 | | | | | | <small>© THIS DRAWING IS THE COPYRIGHT OF GRAFIK ARCHITECTURE. It shall not be in any way used or reproduced without their prior written consent. All dimensions are to be checked on site or in the workshop prior to commencing any work. Work only to be fixed dimensions. Any discrepancies are to be reported to the Architect.</small> | | | | | | | |
| Client: Crest Nicholson Project: Phase 6C, Cedars Park Stowmarket, Suffolk. |  Grafik Architects Station Court Railway Way Bury St Edmunds Suffolk IP11 2 00Z T +44 (0)1277 658 233 F +44 (0)1277 658 234 www.grafik.co.uk | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Drawing: Sussex v1 - Elevations (Render 2) | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Scale: 1:100 @ A3 | | Status: Planning | | Rev: 02 | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Date: May 2015 | | Dwg No: 14-2304-023.6 | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| <small>© THIS DRAWING IS THE COPYRIGHT OF GRAFIK ARCHITECTURE. It shall not be in any way used or reproduced without their prior written consent. All dimensions are to be checked on site or in the workshop prior to commencing any work. Work only to be fixed dimensions. Any discrepancies are to be reported to the Architect.</small> | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |

© Project 142304 - Stowmarket Park - Town and Country Planning

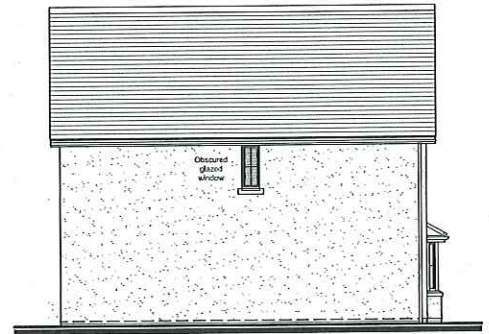
21



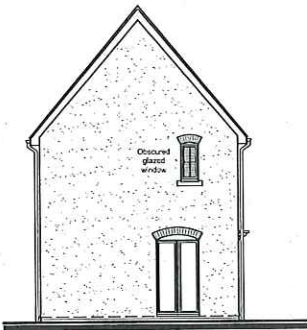
Front Elevation
Plots: AS 96



Side Elevation



Side Elevation

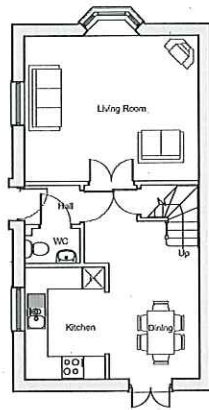


Rear Elevation

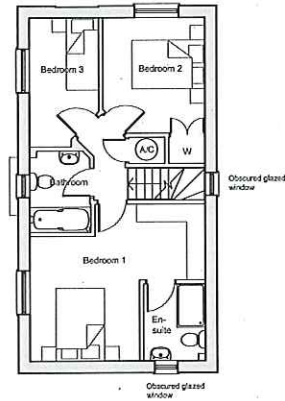
Plot 96
(Near Hill Farm)

| No. | Date | Amendment | Initials | No. | Date | Amendment | Initials | | | | | | |
|---|---|-------------------------|------------------------|------------------------------|------|-----------|----------|--|---|-------------------------|------------------------|------------------------------|--|
| <table border="0" style="width: 100%;"> <tr> <td style="width: 50%;"> Client: Crest Nicholson Project: Phase 6C, Cedars Park Stowmarket, Suffolk Drawing: Chelworth v1 - Elevations Scale: 1:100 @ A3 Date: May 2015 </td> <td style="width: 50%; text-align: right;"> <table border="1" style="width: 100%;"> <tr> <td>Status: Planning</td> <td>Per: [initials]</td> </tr> <tr> <td>Dwg No: 14-2304-011.2</td> <td></td> </tr> </table> </td> </tr> </table> | | | | | | | | Client: Crest Nicholson Project: Phase 6C, Cedars Park Stowmarket, Suffolk Drawing: Chelworth v1 - Elevations Scale: 1:100 @ A3 Date: May 2015 | <table border="1" style="width: 100%;"> <tr> <td>Status: Planning</td> <td>Per: [initials]</td> </tr> <tr> <td>Dwg No: 14-2304-011.2</td> <td></td> </tr> </table> | Status: Planning | Per: [initials] | Dwg No: 14-2304-011.2 | |
| Client: Crest Nicholson Project: Phase 6C, Cedars Park Stowmarket, Suffolk Drawing: Chelworth v1 - Elevations Scale: 1:100 @ A3 Date: May 2015 | <table border="1" style="width: 100%;"> <tr> <td>Status: Planning</td> <td>Per: [initials]</td> </tr> <tr> <td>Dwg No: 14-2304-011.2</td> <td></td> </tr> </table> | Status: Planning | Per: [initials] | Dwg No: 14-2304-011.2 | | | | | | | | | |
| Status: Planning | Per: [initials] | | | | | | | | | | | | |
| Dwg No: 14-2304-011.2 | | | | | | | | | | | | | |
| | | | | | | | | | | | | | |
| <table border="0" style="width: 100%; font-size: small;"> <tr> <td style="width: 50%;"> GRAFIK Architecture Station Court Redford Way Burying Essex CO11 0EJ T +44 (0)1277 658 233 F +44 (0)1277 658 234 info@grafik.com </td> <td style="width: 50%;"> Zibund House Unit E Ground Floor 529 Easton Street London EC2A 4EU T +44 (0)20 7719 7700 F +44 (0)20 7759 7502 www.grafik.com </td> </tr> </table> | | | | | | | | GRAFIK Architecture Station Court Redford Way Burying Essex CO11 0EJ T +44 (0)1277 658 233 F +44 (0)1277 658 234 info@grafik.com | Zibund House Unit E Ground Floor 529 Easton Street London EC2A 4EU T +44 (0)20 7719 7700 F +44 (0)20 7759 7502 www.grafik.com | | | | |
| GRAFIK Architecture Station Court Redford Way Burying Essex CO11 0EJ T +44 (0)1277 658 233 F +44 (0)1277 658 234 info@grafik.com | Zibund House Unit E Ground Floor 529 Easton Street London EC2A 4EU T +44 (0)20 7719 7700 F +44 (0)20 7759 7502 www.grafik.com | | | | | | | | | | | | |
| <small>© THIS DRAWING IS THE COPYRIGHT OF GRAFIK ARCHITECTURE. It shall not be in any way used or reproduced without their prior written consent. All dimensions are to be checked on site or in the workshop prior to commencing any work. Work only to figured dimensions. Any discrepancies are to be reported to the Architect.</small> | | | | | | | | | | | | | |
| <small>R:\Projects\142304 6C Cedars Park Stowmarket\Planning\010000 Types\Chelworth_V01.rvt</small> | | | | | | | | | | | | | |

22



Ground Floor Plan
Plots: AS 96

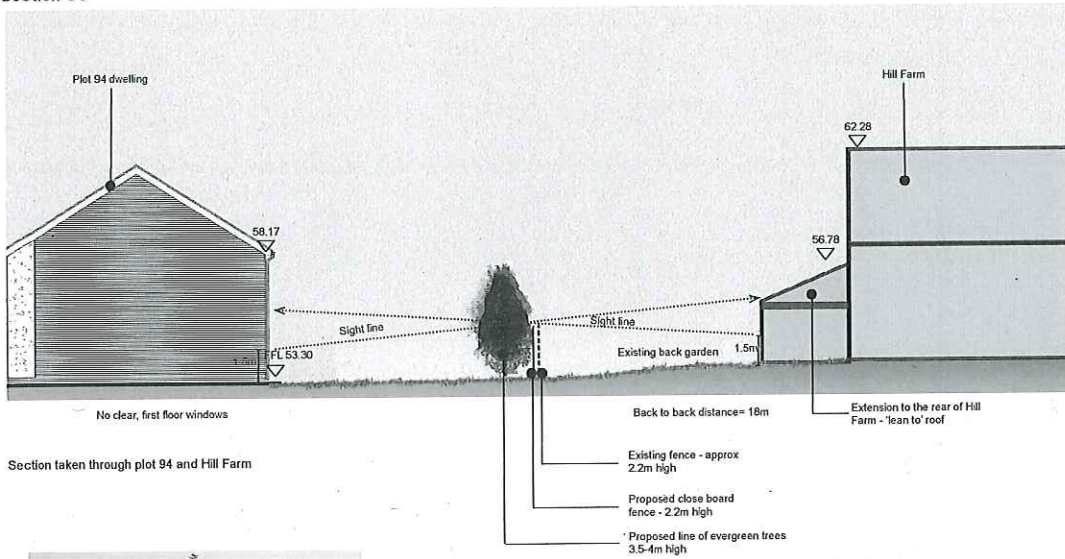


First Floor Plan



| No. | Date | Amendment | Initials | No. | Date | Amendment | Initials | | | | | | | | | | |
|---|---|----------------|----------|-----|------|-----------|----------|---|---|---|--|--------------------------|-------------------------|----------------|-----------------------|------------------------------|--|
| <table border="0" style="width: 100%;"> <tr> <td style="width: 60%;"> Client: Crest Nicholson Project: Phase 6C, Cedars Park Stowmarket, Suffolk. </td> <td style="width: 40%; text-align: center;"> </td> </tr> <tr> <td colspan="2"> Drawing: Chelsworth v1 - Floor Plans </td> </tr> <tr> <td> Scale: 1:100 @ A3 </td> <td> Status: Planning </td> <td> Rev: 01 </td> </tr> <tr> <td> Date: May 2015 </td> <td> Dwg No: 14-2354-016.1 </td> <td></td> </tr> </table> | | | | | | | | Client: Crest Nicholson Project: Phase 6C, Cedars Park Stowmarket, Suffolk. | | Drawing: Chelsworth v1 - Floor Plans | | Scale: 1:100 @ A3 | Status: Planning | Rev: 01 | Date: May 2015 | Dwg No: 14-2354-016.1 | |
| Client: Crest Nicholson Project: Phase 6C, Cedars Park Stowmarket, Suffolk. | | | | | | | | | | | | | | | | | |
| Drawing: Chelsworth v1 - Floor Plans | | | | | | | | | | | | | | | | | |
| Scale: 1:100 @ A3 | Status: Planning | Rev: 01 | | | | | | | | | | | | | | | |
| Date: May 2015 | Dwg No: 14-2354-016.1 | | | | | | | | | | | | | | | | |
| <table border="0" style="width: 100%; font-size: small;"> <tr> <td style="width: 50%;"> Grafik Architecture Station Court Hatfield Way Bury St Edmunds Suffolk IP14 4JF T +44 (0)1277 658 233 F +44 (0)1277 658 234 info@grafik.com www.grafik.com </td> <td style="width: 50%;"> Zelwood House Unit 6 Ground Floor 5-25 Saxon Street London EC2A 4EJ T +44 (0)20 7743 7700 F +44 (0)20 7739 7500 www.grafik.com </td> </tr> </table> | | | | | | | | Grafik Architecture Station Court Hatfield Way Bury St Edmunds Suffolk IP14 4JF T +44 (0)1277 658 233 F +44 (0)1277 658 234 info@grafik.com www.grafik.com | Zelwood House Unit 6 Ground Floor 5-25 Saxon Street London EC2A 4EJ T +44 (0)20 7743 7700 F +44 (0)20 7739 7500 www.grafik.com | | | | | | | | |
| Grafik Architecture Station Court Hatfield Way Bury St Edmunds Suffolk IP14 4JF T +44 (0)1277 658 233 F +44 (0)1277 658 234 info@grafik.com www.grafik.com | Zelwood House Unit 6 Ground Floor 5-25 Saxon Street London EC2A 4EJ T +44 (0)20 7743 7700 F +44 (0)20 7739 7500 www.grafik.com | | | | | | | | | | | | | | | | |
| <small>© THIS DRAWING IS THE COPYRIGHT OF GRAFIK ARCHITECTURE. It shall not be in any way used or reproduced without their prior written consent. All dimensions are to be checked on site or in the workshop prior to commencing any work. Work to fit to ground dimensions. Any discrepancies are to be reported to the Architect.</small> | | | | | | | | | | | | | | | | | |
| <small>I:\Projects\142354 - Ec Cedars Park Stowmarket\Flooring\Floor types\Chelsworth_Variant</small> | | | | | | | | | | | | | | | | | |

Section CC



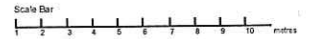
Section taken through plot 94 and Hill Farm



Ilex aquifolium



Plan showing locations of section



Note
This drawing has been produced with the best knowledge at the time it was drafted. These depict the proposed boundary treatments where indicated.

Rev D Feb 2016 DMJ Amendments to client comments received on 12/02/16
 Rev C Feb 2016 DMJ Amendments to client comments received on 11/02/16
 Rev B Feb 2016 DMJ Amendments to client comments received on 02/02/16

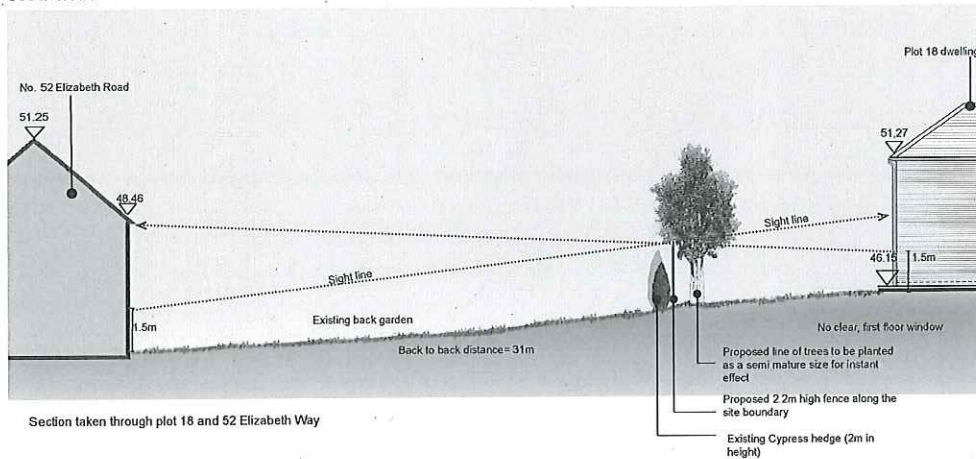
| | | | |
|----------------------------------|-------|----------------|----------------|
| CLIENT | | DRAW TITLE | |
| Crest Nicholson | | Sections CC | |
| SITE | | | |
| Stowmarket, Phase 6C Cedars Park | | | |
| DATE | SCALE | DWG NO | REV. |
| SB | CX | BJB 1/100 @ A1 | July 2015 3/14 |
| D | | | |

James Blake Associates

HEAD OFFICE
 The Bush Farm, Hill Road, Leppington, S.A.A. 6210
 Tel: (07) 332218 Fax: (07) 247924
 jba@jba.co.za

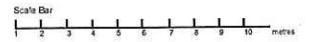
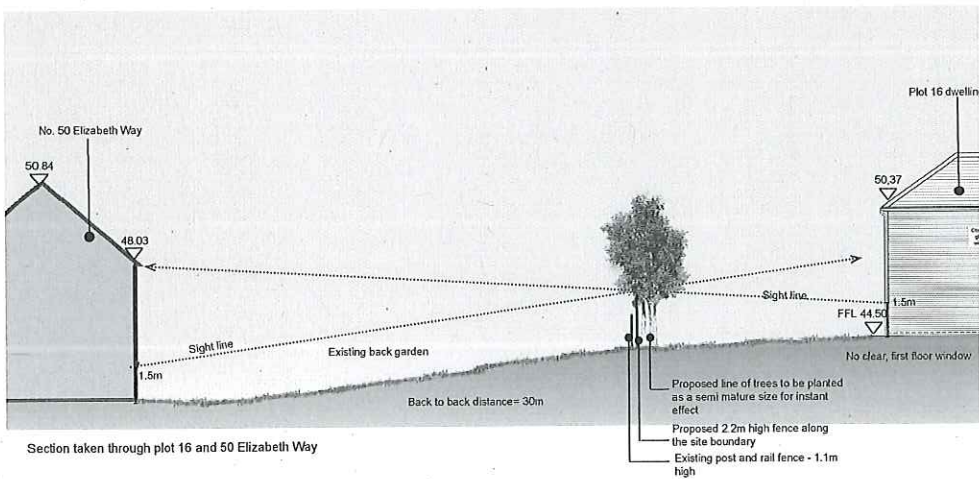
LANDSCAPE ARCHITECTURE • ARBORICULTURE • ECOLOGY

Section AA



Plan showing locations of sections

Section BB



Note
This drawing has been produced with the best knowledge at the time & was drafted. These depict the proposed boundary treatments where indicated.

Rev-D Feb 2016 DMB Amendments to client comments received on 12.02.16
 Rev-C Feb 2016 DMB Amendments to client comments received on 11.02.16
 Rev-B Feb 2016 DMB Amendments to client comments received on 02.02.16

| | | | |
|--------------------|----------------------------------|-----------|--------------------|
| CLIENT | Crest Nicholson | DWG TITLE | Sections AA and BB |
| SITE | Slowmarket, Phase 6C Cedars Park | DWG NO | 3K23 |
| DESIGNER/ARCHITECT | SB | DATE | July 2015 |
| SCALE | CX | REV | D |

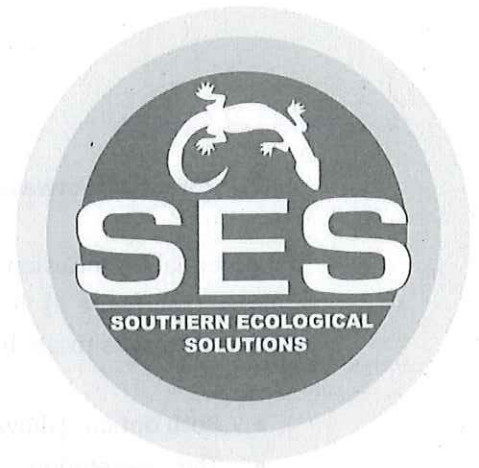
Blake Associates

HEAD OFFICE
 The Bush Barn, Hill Road, Loughrea, Co. Leitrim, N.I.A. CO19 3XK
 Tel: (0171) 342149 Fax: (0171) 347054
 jordan@blakeandassociates.com www.blakeandassociates.com

LANDSCAPE ARCHITECTURE • ARBORICULTURE • ECOLOGY

25

For the attention of Mr John Pateman-Gee
Mid Suffolk District Council
131 High Street
Needham Market
Ipswich
IP6 8DL



By email: john.pateman-gee@baberghmidsuffolk.gov.uk

10th February 2016

Dear Mr John Pateman-Gee,

RE: 3308/15 Erection of 97 dwelling houses and apartments, associated roads, car parking, public open space and landscaping including vehicle access from Wagtail Drive and cycleway access from Stowupland Road. Phase 6C Cedars Park, Stowmarket.

Southern Ecological Solutions (SES) has been asked by Crest Nicholson to provide advice with respect to two potential amendments to the site proposals and the likely impacts upon site wide biodiversity. The two potential alterations are:

- 1) The potential re-alignment of construction/emergency access;
- 2) A potential footway/cycleway connecting the site with Stowupland Road to the north.

1. Potential re-alignment of construction access

The potential realignment of the construction/emergency access route from the existing proposal (through the existing farm access) to the south of the current access has been explored (see figure 1). It is considered that moving the access to the south of the current route will result in additional impacts to site biodiversity and that the current proposal is preferable. This is due to:

- An increase in the proportion of the length of hedgerow that would need to be removed to facilitate the alternative proposal;
- The alternative proposal would result in a delay and reduction of the proposed plantings/landscaping within the public open space in the southeast of site.
- The existing proposal along the existing farm access has been shown to be wide enough to accommodate construction traffic and with adherence to industry best practice the hedgerows/trees along this access can be protected from damage.

26

2. Potential footway/cycleway connecting the site with Stowupland Road to the north

The potential for inclusion of a footway/cycleway route from the site to Stowupland Road has been explored (see figure 2). It is considered that the installation of the footway/cycleway will result in additional impacts to site biodiversity and that the current proposal is preferable. This is due to:

- Both options (shown within Figure 2) will result in significant boundary vegetation removal.
- The vegetation removal will reduce connectivity along this linear feature for protected/priority species such as bats.

Yours sincerely,

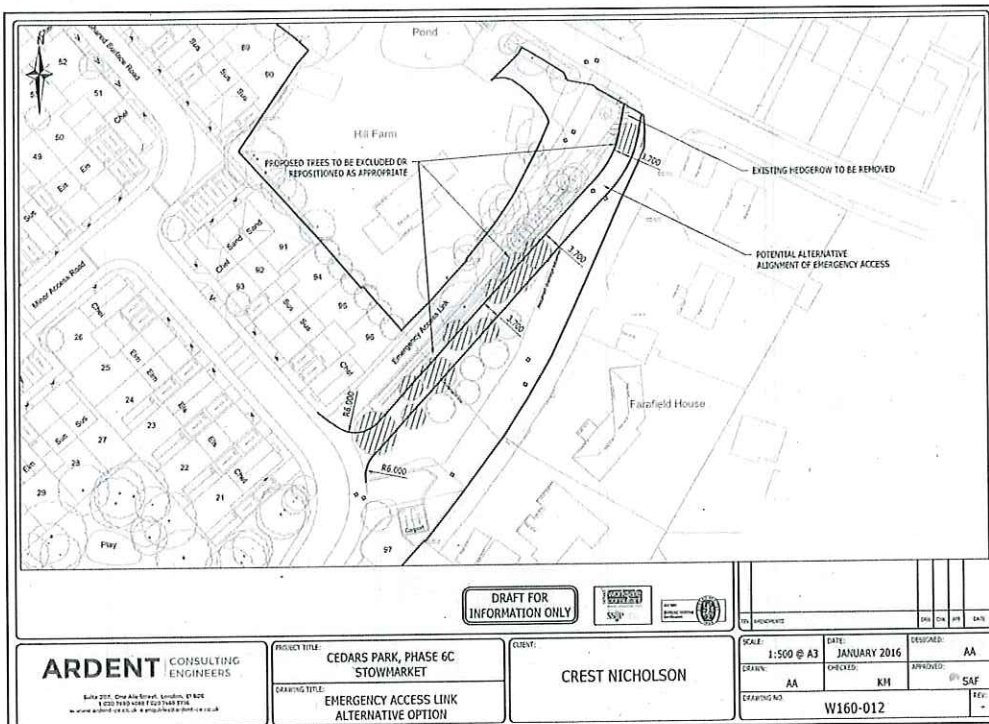
Sean Crossland BSc BCA MCIEEM
Associate Director and Senior Ecologist

Ecology, Countryside Management

Professional Service ● Pragmatic Solutions

phone: 01268 711021 email: team@ses-eco.co.uk website: www.ses-eco.co.uk
Address: The Sudbury Stables, Sudbury Road, Downham, Essex, CM11 1LB

Figure 1: Alternative Emergency Access Link



Ecology, Countryside Management
 Professional Service • Pragmatic Solutions
 phone: 01268 711021 email: team@ses-eco.co.uk website: www.ses-eco.co.uk
 Address: The Sudbury Stables, Sudbury Road, Downham, Essex, CM11 1LB

Ardent Consulting Engineers is retained by Crest Nicholson Eastern Ltd to advise on highways/transport aspects of the proposed development of land known as Phase 6C Cedars Park, Stowmarket, Suffolk.

The Transport Statement (TS) (report ref. W160-001) submitted in support of the planning application provides the forecast trip generation of the original 102 dwelling scheme. This TS Supplementary Note has been prepared to provide the updated forecast trip generation of the revised 97 dwelling scheme.

The revised **Table 5.1**, below, sets out the mean person trip rates and modal split as set out in the TS, and the resultant predicted weekday peak hour trip generation by main mode of travel of the proposed 97 dwelling scheme. The full methodology and TRICS output data is included in the TS.

Revised Table 5.1: Forecast weekday peak hour residential trips by mode

| | Weekday am peak hour (0800 – 0900) | | | Weekday pm peak hour (1700 – 1800) | | |
|--------------------------------|---------------------------------------|-----------|-----------|---------------------------------------|-----------|-----------|
| | In | Out | 2-way | In | Out | 2-way |
| Private Houses | | | | | | |
| Person trip rates (per house) | 0.249 | 0.791 | 1.040 | 0.563 | 0.322 | 0.885 |
| Person trips (76 houses) | 19 | 60 | 79 | 43 | 24 | 67 |
| Affordable Houses | | | | | | |
| Person trip rates (per house) | 0.226 | 0.720 | 0.946 | 0.486 | 0.411 | 0.897 |
| Person trips (9 houses) | 2 | 6 | 8 | 4 | 4 | 8 |
| Private Flats | | | | | | |
| Person trip rates (per flat) | 0.125 | 0.481 | 0.606 | 0.433 | 0.225 | 0.658 |
| Person trips (7 flats) | 1 | 3 | 4 | 3 | 2 | 5 |
| Affordable Flats | | | | | | |
| Person trip rates (per flat) | 0.182 | 0.487 | 0.619 | 0.347 | 0.255 | 0.602 |
| Person trips (5 flats) | 1 | 2 | 3 | 2 | 1 | 3 |
| Total | | | | | | |
| Person trips (97 units) | 23 | 71 | 94 | 52 | 31 | 83 |
| Vehicle trips (77%) | 18 | 55 | 73 | 40 | 24 | 64 |

Table 5.1 shows that the proposed residential development is expected to result in 73 two-way vehicle movements in the weekday am peak hour and 64 in the pm peak hour. This is a reduction of 2 movements in each peak hour when compared with the original 102 dwelling scheme.

30

4244/15

MEMBER REFERRAL TO COMMITTEE

See Planning Charter for principles. Paragraph references below link to Planning Charter.

| | |
|--|---|
| Planning application reference | 4244/15 |
| Parish | BARKING / SOMERSHAM (WILLSHAM) |
| Member making request | DAVID CARD |
| 13.3 Please describe the significant policy, consistency or material considerations which make a decision on the application of more than local significance | CHANGING DECISION CRITERIA WITH A REVISED VIEW ON SUSTAINABILITY AND PREVIOUS APPROACH TO COUNTRYSIDE VILLAGE DEFINITION AND NEEDS FOR MORE HOMES TO ACHIEVE A SUFFICIENT LAND SUPPLY |
| 13.4 Please detail the clear and substantial planning reasons for requesting a referral | MY JUDGEMENT IS THAT THIS APPLICATION MEETS THE SUSTAINABILITY TEST |
| 13.5 Please detail the wider District and public interest in the application | A VIEW OF WHAT CONSTITUTES SUSTAINABILITY |
| 13.6 If the application is not in your Ward please describe the very significant impacts upon your Ward which might arise from the development | IN MY WARD |
| 13.7 Please confirm what steps you have taken to discuss a referral to committee with the case officer | SPOKE WITH PHILIP IBBOT AND REBECCA RIGGS |

Rebecca Biggs

From: David Pizzey
Sent: 09 February 2016 08:51
To: Rebecca Biggs
Cc: Planning Admin
Subject: 4244/15 Antler Ridge, Willisham.

Categories: Red Category

Rebecca

There are no arboricultural implications relating to this proposal.

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

From: planningadmin@midsuffolk.gov.uk [mailto:planningadmin@midsuffolk.gov.uk]
Sent: 29 January 2016 16:00
To: David Pizzey
Subject: Consultation on Planning Application 4244/15

Correspondence from MSDC Planning Services.

Location: Antler Ridge, Main Road, Willisham IP8 4SP

Proposal: Erection of detached dwelling and garage and alterations to existing access.

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 GP1, CSFR-FC1.1, NPPF, CSFR-FC1, Cor1, Cor2, Cor5, H13, H14, H15, H16, which can