

Item: 9

DC/20/5045/FUL

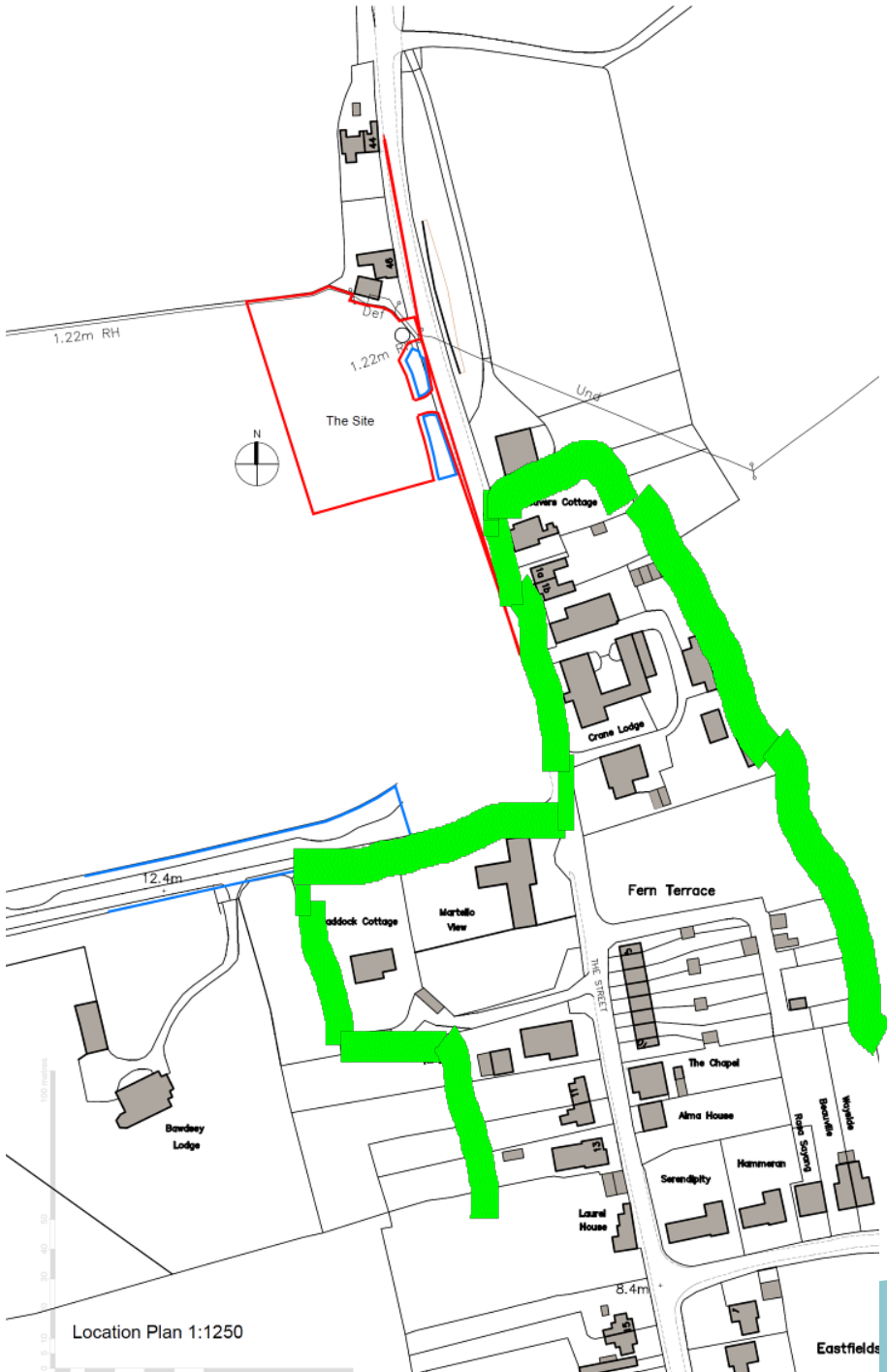
The construction of 3no. detached dwellings with carports/garages and new shared vehicular access.

Land At Manor Farm, The Manor House  
Estate  
Bawdsey, Suffolk, IP12 3AL



# Site Location Plan

 Settlement Boundary





















# Layout plan

Site B, Manor Farm, Bawdsey - Existing  
All survey data to Ordnance Survey N  
(Surveyed by BB Surveys 28th August 2015)

Code	Station
STN8851	634905.528
STN8852	634587.205
STN8853	634546.128
STN8854	634521.303
STN8855	633996.966
STN8856	633972.671

Schedule

Schedule	Building/Person	Detached / Semi-detached	Storey Height
Plot 1	25-40	House semi-detached	2

Site B, Manor Farm, Bawdsey - Existing  
All survey data to Ordnance Survey N

(Surveyed by BB Surveys 28th August 2015) usi

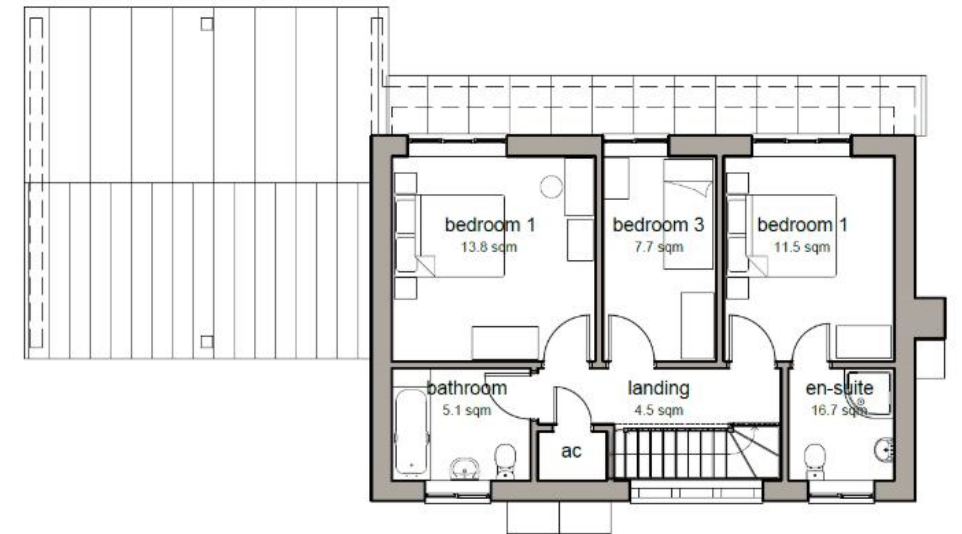
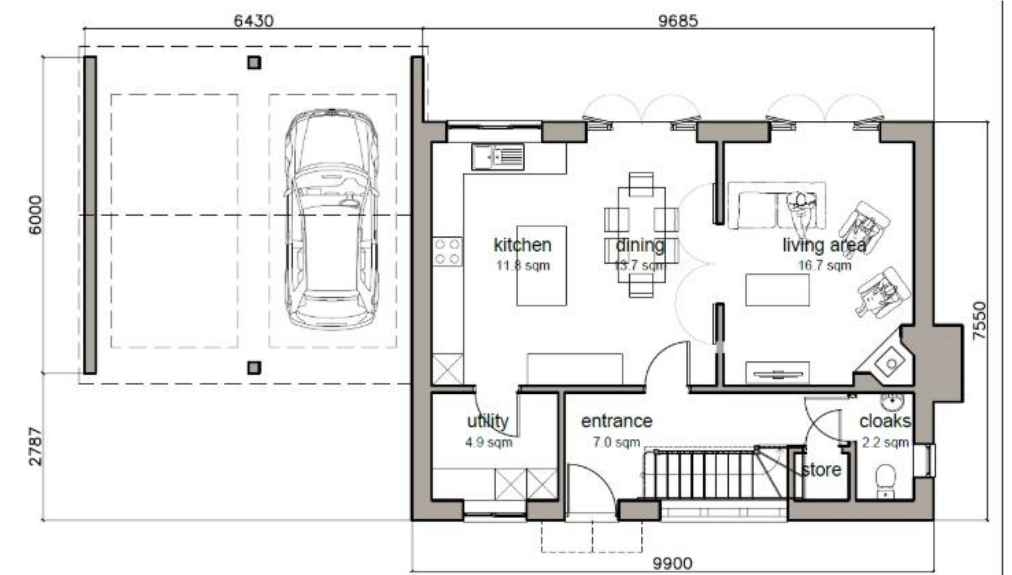
STATION T	
Code	Easting
STNBBS1	634605.528
STNBBS2	634567.205
STNBBS3	634546.128
STNBBS4	634521.303
STNBBS5	633998.966
STNBBS6	633972.671

Schedule	SwissPerson	Detached / Semi-d Service	Stoney Hqs
Plot 9	2b/2p	Home semi detached	2

## Plot 2 (plot 1 handed)



Plot 2 - Proposed Front, East Elevation





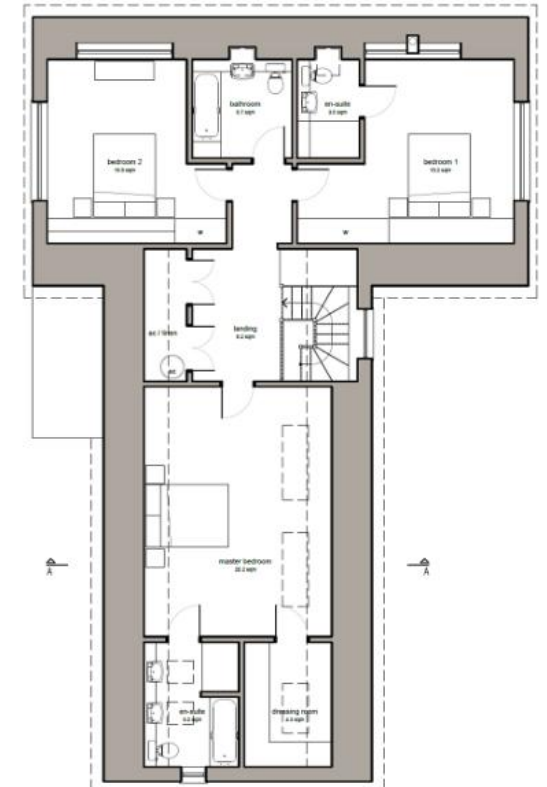
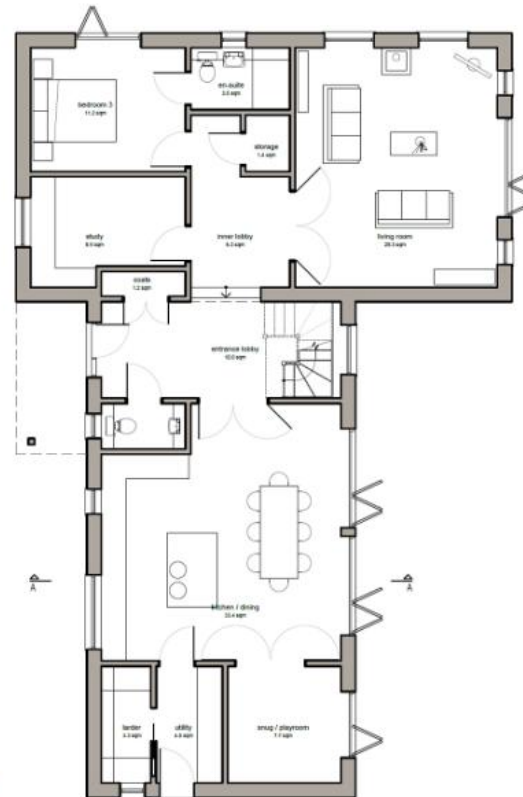


Plot 3

Plot 3 - Proposed Front, South Elevation



Plot 3 - Proposed Side, East Elevation





# Proposed Streetscene



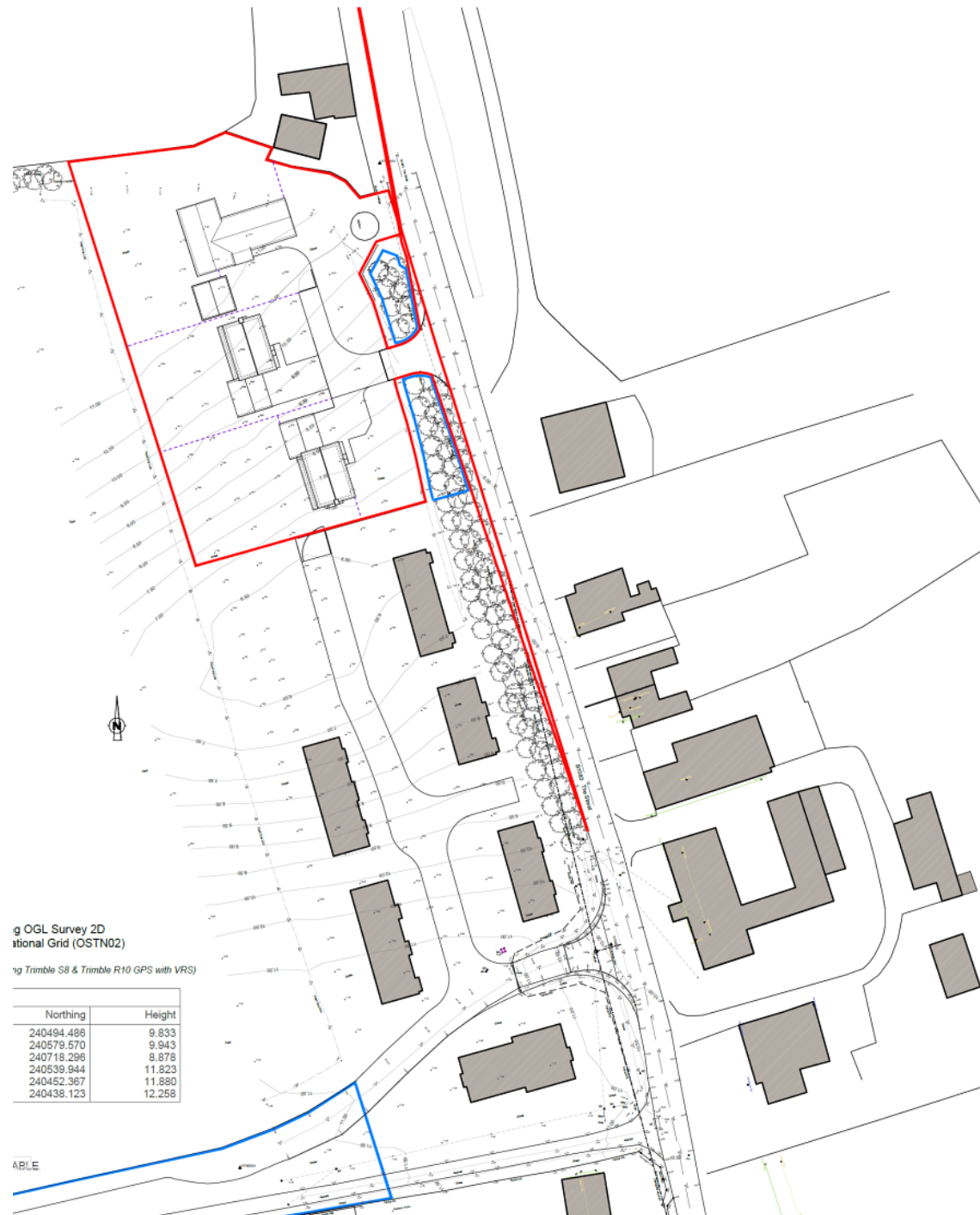


# Material Planning Considerations and Key Issues

- Principle of residential development in the countryside
    - Cluster?
    - Phase III of adjacent development?
  - Design and visual impact
  - Impact on Residential amenity
  - Highways
- 
- A teal-colored decorative shape, resembling a stylized hill or a wave, is positioned at the bottom right of the slide.



# Proposed Block Plan



# Recommendation

Following receipt of the appropriate contribution to the Suffolk Coast RAMS,  
**Approve** subject to controlling conditions summarised below and set out in full in the report:

- Standard time limit
- Compliance with approved plans
- Materials as indicated in the application
- Development in accordance with the Ecological Appraisal
- No removal of hedgerow March-August
- Programme of archaeological work
- Site investigation assessment agreed
- Copy of Heritage Impact Assessment recorded
- Report contamination
- Access to be laid out and completed
- Access to be properly surfaced
- Means to prevent discharge of surface water onto the highway

(As per Page 123 of the report)



