

# **Logan Homes (Wickhambrook) Ltd**

## **The Meadows** (Land at Nunnery Green & Cemetery Road) **Wickhambrook**

### **DEVELOPMENT BRIEF**

**Adopted as an SPD by  
St Edmundsbury Borough Council  
15 December 2015**

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# **The Meadows**

(Land at Nunnery Green & Cemetery Road)

## **Wickhambrook**

### **DEVELOPMENT BRIEF**

## **1 INTRODUCTION**

### **1.1 Status and purpose of document**

1.1.1 St Edmundsbury Borough Council *Rural Vision 2031*, adopted September 2014, contains a requirement for a Development Brief to be prepared for the above site which is allocated in Policy RV25. The Forest Heath and St Edmundsbury Joint Development Management Policies Document at Policy DM4 (Development Briefs) defines the scope of Brief content as well as indicating other development guidance with which the proposed development should comply. Policy DM4 also requires that the Brief should be approved prior to the determination of a planning application.

1.1.2 The purpose of this Development Brief is to provide a detailed framework for the development of the site including information on its physical constraints, and an indication of how it is intended it will be developed.

### **1.2 Site allocation planning policy**

1.2.1 Paragraph 1.1.1, above, explains the planning policy context for the site's allocation. The full requirements of SEBC *Rural Vision 2031*, Policy RV25 are:

Development on this greenfield site will be permitted having regard to the short term phasing period shown. The indicative capacity of the site is 22 dwellings.

*"If this site is brought forward for residential use the amount of land available for development, location of uses, access arrangements, design and landscaping will be informed by a Development Brief for the site.*

*Applications for planning permission on this site will only be determined once the development brief has been adopted by the local planning authority.*

*The impact of development on land at Nunnery Green and Cemetery Hill on healthcare capacity should be assessed and required mitigation measures determined through consultation and liaison with NHS England.*

*Proposals should incorporate the protection of the hedgerow which separates the eastern and western parts of the site and measures put in place to ensure the continued management of those parts of the site which contain notable plant species to maintain existing wildlife and biodiversity on the site.*

*The provision for a new footpath and improvements to existing footpaths along Cemetery Road should be made in any application for development on the site.*

*Strategic landscaping and open space must be provided to address the individual site requirements and location.”*

### **1.3 Scope of Development Brief**

1.3.1 This brief includes information on

- site location and description;
- site significance and planning policy context;
- the mix of uses proposed;
- the mix of housing and affordable housing provision;
- scheme layout, materials, design features and guidelines;
- provision for the incorporation of a wildlife site;
- landscaping proposals;
- public open space provision and footpath and cycle linkages;
- site access, vehicular movement within the site, and car parking;
- transport statement;
- sustainable design and construction and energy efficiency;
- sustainable drainage measures;
- the physical infrastructure needed to serve the development; and
- phasing of development.

### **1.4 Associated documents**

1.4.1 The following documents should be read in conjunction with this brief:

*Site Plan* (Air Photo – July 2015);

*Site Context – Village Facilities* (Plan – July 2015);

*Site Opportunities and Constraints* (Plan – July 2015);

*Concept Layout Plan* (Plan - March 2015);

*Village Architectural Vocabulary* (Text with photographs);

Brown & Scarlett, Architects.

*Landscape Strategy: Proposed Residential Development – Land off Cemetery Road, Wickhambrook.*

LSDP Chartered Landscape Architects, June 2011, Revised July 2015.

*Botanical Mitigation Plan, Land at Nunnery Green and Cemetery Hill, Wickhambrook.*

Mill House Ecology, Revision 3, May 2015.

*Flood Risk Assessment, Nunnery Green, Cemetery Road, Wickhambrook.*  
GHBullard & Associates, March 2014.

*Drainage Strategy Report, Proposed Residential Development, at Nunnery Green and Cemetery Hill, Wickhambrook.*  
GHBullard & Associates, July 2015.

*Phase 1 Contaminated Land Risk Assessment, Land at Nunnery Green and Cemetery Road, Wickhambrook.*  
The Nott Group, March 2014.

*Transport Statement, Proposed Dwellings, Land off Cemetery Road, Wickhambrook, Suffolk.*  
GHBullard & Associates, July 2015.

*Brief for a Trenched Archaeological Evaluation at Land at Cemetery Hill/Nunnery Green, Wickhambrook, Suffolk.*  
SCC Archaeological Service, 12 September 2014.

NOTE: More detailed layouts of the proposed development are shown in some of the supporting documents than that in the **Concept Layout Plan**. These are illustrative only and not binding on what may be brought forward in any subsequent planning application. To work on the required technical assessments it was necessary to consider a suggested detailed layout but for this Development Brief they are only illustrative.

## 2 DEVELOPMENT BRIEF

### 2.1 THE SITE AND SURROUNDING AREA - LOCATION & DESCRIPTION

**2.1.1 Parish of Wickhambrook.** The parish of Wickhambrook lies at the centre of the southern half of the Borough straddling the A143 and B1063 roads giving it easy access to Haverhill (7.5 miles), Bury St Edmunds (8.6 miles), Newmarket (8.2 miles) and Clare (6.4 miles). The main part of the settlement (the area defined by the local plan settlement boundary) adjoins the B1063 which forms its southern boundary. It is one of the largest parishes in Suffolk.

**2.1.2 The site.** The part of the parish which lies within the local plan settlement boundary is comparatively elevated, but the surrounding landscape, being one of relatively small enclosures with good cover, absorbs it well. The site itself is closely related to the remainder of the built area. To the east it is contained by the same road (Cemetery Road) as the remainder of the built area at this point, and to the west by development on Nunnery Green. The area allocated for development comprises two small enclosures in an otherwise completely developed area of post second world war housing which is contained by highways to the north, south and east.

2.1.3 The two enclosures are no longer in active agricultural use being too small for current equipment. Both are well hedged on all sides.

2.1.4 In all the site extends to 1.53 hectares (3.81 acres).

## 2.2 SITE SIGNIFICANCE & PLANNING POLICY CONTEXT

2.2.1 In addition to the provision of housing, proposals for the development of the site were in the first instance informed by the wish of the owners to offer the community a site for a doctors' surgery. This was subsequently objected to by the National Health Service (NHS) and the allocation removed. Following the site's formal allocation the extent of housing has been dictated by a policy requirement reflecting the ecological significance of part of the area in order to conserve notable plant species.

2.2.2 The adopted St Edmundsbury Borough Council *Rural Vision 2031*, states that the site should incorporate:

- the protection of the hedgerow which separates the eastern and western parts of the site;
- measures to ensure the continued management of those parts of the site which contain notable plant species to maintain existing wildlife and biodiversity on the site;
- strategic landscaping and open space to address site requirements and its location; and
- provision should be made for a new footpath and improvements to existing footpaths along Cemetery Road in any application for development on the site.

As a result of the NHS objection to the allocation of part of the site for a GP surgery the following was added to the plan:

"The impact of development on land at Nunnery Green and Cemetery Hill on healthcare capacity should be assessed and required mitigation measures determined through consultation and liaison with NHS England."

Subsequently the owners have been given to understand that no charge is made by the NHS in cases where the number of housing units is less than 50.

2.2.3 In order to ensure that the notable plant species on the site are conserved further survey work and detailed negotiations with the Suffolk Wildlife Trust (SWT) took place during spring 2015. The architect's *Concept Layout Plan* (March 2015) includes two areas of open space and a number of green corridors which reflect those parts of the site with botanical significance. Details of the provision for notable plant species are given in the next sub-section, 2.3.1, below.

## 2.3 WILDLIFE & LANDSCAPE SIGNIFICANCE OF THE SITE

2.3.1 **Wildlife.** Since 2010 there have been a number of ecological appraisals of the site. The original surveys (SWT and Howard Hillier) were

carried out at different times of the year as a result of which there was conflicting evidence. This led to a further survey by Mill House Ecology in 2013, which confirmed the presence of the nationally scarce oxlip (*Primula elatior*) on the western meadow, and adder's-tongue fern (*Ophioglossum vulgatum*), and goldilocks buttercup (*Ranunculus auricomus*) in the eastern meadow.

2.3.2 It was originally suggested that the adder's-tongue fern be translocated but SWT had reservations about the likely success of this in the long term and it was therefore agreed to retain it on site. A site meeting was held in May 2014 where the extent of the fern was noted and a revised mitigation strategy agreed. Following this change the SWT withdrew their support for the revised strategy because, in reaching agreement, they had made allowance for the community benefit of the doctor's surgery which by that time had been removed from the draft site allocation. A further meeting therefore took place in November 2014. At this it was agreed, in view of the wildlife importance of the site, to retain and manage a greater portion of the northern part of the eastern meadow, thereby including the entire adder's-tongue population. The area of housing previously shown in the centre of the eastern meadow was reduced in extent, with the site formerly allocated for the doctors' surgery also being used for housing.

2.3.3 Although the area to be used for housing had been agreed there remained a further concern about the impact which the latter might have on site drainage and therefore on the adder's-tongue population. A final site meeting therefore took place in April 2015 at which special drainage arrangements were agreed. These are described in detail in Sub-Section 3.2 of the *Botanical Mitigation Plan, Land at Nunnery Green and Cemetery Hill, Wickhambrook*, Mill House Ecology, Revision 3, May 2015, and illustrated in two *Outline Drainage Strategy* drawings at the rear of the report. Finally Figure 3 of the Mitigation Plan, *Proposed Site Layout*, indicates the areas of the site which are to be retained and managed under a long term agreement (summarised in the Mitigation Plan, sub-section 3.4, Future Site Management), including the hedgerows and hedgerow trees, and areas of 'green space' where the populations of adder's-tongue fern and oxlip are located. These documents will be reviewed and updated as part of the planning application preparation process at the same time as any amendments are made to the Drainage Strategy. Any amendments made will be subject to the agreement of the Suffolk Wildlife Trust.

2.3.4 **Landscape strategy.** The trees on the hedgerows which bound and are within the site are protected by a Tree Preservation Order [SEBC, 2010 (504)]. The *Landscape Strategy* has primary objectives of integrating the development into the surrounding part of the existing settlement, minimising landscape and visual impact, and to provide mitigation where necessary. The key objectives of the strategy are:

- Existing hedgerows – retain and incorporate as much of the historic hedgerows as possible, new accesses to be limited, discourage piecemeal hedgerow management, and retain grass verges adjacent to hedges.

- Screening – where possible provide additional screening between proposed development and neighbouring properties, allow existing hedges to grow to a taller height, additional planting as necessary to augment existing boundary vegetation.
- Cemetery Road – existing hedgerow alongside the road has a rural appearance which is to be maintained and enhanced. Grassland to be maintained (effectively as a verge) along interior (west) side of hedge, and a path to be provided (which is to be incorporated as a pavement alongside any lengths of road to minimise footfall on grass).

See *Landscape Strategy: Proposed Residential Development – Land off Cemetery Road, Wickhambrook*, LSDP Chartered Landscape Architects, June 2011, Revised July 2015, for full information.

## 2.4 MIX OF HOUSING & AFFORDABLE HOUSING PROVISION

2.4.1 A full range of open market housing is proposed. The number and type of dwellings, and the number of bedrooms that they will each have, will be determined following public consultation.

2.4.2 The site allocation in the Borough's Rural Vision (adopted September 2014) states that the site has an indicative capacity of 22 units. The net developable area after allowing for the two open spaces (nature reserves) and linear management areas adjacent to the central hedgerow extends to 0.905 hectares). Based on the Borough's 22 unit estimate the net housing density is therefore 20 dwellings per hectare.

2.4.3 Provision will be made for affordable housing. This will be at the required 30% level. The tenure and mix will be agreed with SEBC Housing Department prior to submission of the planning application paying regard to public comment made at the Brief consultation stage. Affordable provision will comply with the requirements of the SPD which include meeting HCA Design and Quality Standards.

## 2.5 SCHEME DESIGN

2.5.1 The *Landscape Strategy*, *Botanical Mitigation Plan*, and the following three documents/diagrams describe the site's constraints and indicate the approach which is to be adopted when preparing the design for the scheme:

- **Village Architectural Vocabulary** (Brown & Scarlett)
- **Site Opportunities/Constraints** (B&S)
- **Concept Layout Plan** (B&S)

2.5.2 **Landscape Strategy and Botanical Mitigation Plan.** The Landscape Strategy and Botanical Mitigation Plan combined indicate how the site is to be laid out so that the agreed mitigation measures are achieved. Apart from retaining the existing hedgerows the most significant elements are the provision of two areas of open space/nature reserve – in the centre and north of the east field (primarily to conserve adder's-tongue), and in the centre/east

sector of the western enclosure (primarily to conserve oxlip). In addition, provision is to be made for 'green corridors' adjacent to the hedgerows, and where paths run parallel with estate roads they are to be in the form of adjoining pavements to reduce footfall on the grass areas.

**2.5.3 Village Architectural Vocabulary.** The montage contains photographs of key dwellings and architectural features and details drawn from properties around Wickhambrook. A variety of dwelling form is shown. Materials indicated as appropriate include brickwork and render for walls, slate and pantiles for roofs, and timber windows of varying designs. The traditional buildings are mainly of two or one and a half storeys, cottage style. These elements are to be used to inform the design of and materials for the proposed scheme.

**2.5.4 Site Opportunities and Constraints.** This diagram indicates the opportunities and design constraints which will govern the way in which the site is laid out in order to ensure that the development respects the botanical requirements of the site and relates well to surrounding development. This will include paying proper regard to protecting the amenities of adjoining properties; providing green corridors and open space in areas where there are important plant species; and taking advantage of the architectural opportunities which the site presents while respecting the development principles of the Suffolk Design Guide. The existing hedging and trees will form a strong visual framework for the scheme as well as a soft edge to the development, particularly along Cemetery Road. Other features identified include possible pedestrian accesses to the site from the west so that residents of Nunnery Green can walk eastwards through the development to gain access to Cemetery Road and thereby the Wickhambrook Social Centre (WSC) and other facilities in the village; and a metalled path up the east side Cemetery Road southwards from the development to the WSC to link in with the existing footpath from the WSC to the junction with the B1063.

**2.5.5 Concept Layout Plan.** The drawing uses the information in the other diagrams and the Landscape Strategy and Botanical Mitigation Plan to demonstrate how the opportunities and constraints which the site presents may best be interpreted to produce an indicative layout for the scheme. The disposition of the potential housing areas is at this stage indicative but reflects the more tightly knit settlement pattern adjacent to the western meadow, and the lower number of dwellings adjacent to the eastern one, thereby also helping to integrate the eastern boundary of the site with the more rural feel of Cemetery Road and the wider countryside beyond.

## **2.6 SITE ACCESS & CAR PARKING**

**2.6.1 Footpaths within the development.** The Concept Layout Plan depicts a footpath which runs approximately north/south internally through the development, set back from the eastern hedgerow to leave a landscape margin adjacent to Cemetery Road (shown with a yellow dashed line on the Layout). In order to reduce footfall on this margin, and afford maximum

protection to the adder's-tongue and other species of interest, where this path is adjacent to the highway it is to be a pavement. The same arrangement applies to the path which will run alongside the access road which feeds from Cemetery Road into the western enclosure. In addition to formal paths on the development there are also proposed accesses from Nunnery Green along the western boundary of the site on the north-west and south-west corners and in its centre.

**2.6.2 Vehicular access.** There is a single access to the site which enters off Cemetery Road, crosses the eastern enclosure westwards, and then uses an existing gap in the hedgerow to reach the western one. The proposed housing is served by cul-de-sacs off the access road in both meadows. (See also paragraph 2.7.1, below, for further detail.)

**2.6.3 Car parking.** Car parking will be carefully related to individual dwellings with garages generally located so that they do not impact upon the street scene, and where appropriate also affording extra protection from overlooking for existing dwellings on adjoining sites.

## **2.7 HIGHWAYS AND TRANSPORT**

**2.7.1 Vehicular access.** Vehicular access will be provided via a traditional bell-mouth T-junction onto Cemetery Road and will accord with Suffolk Design Guide advice. The dimensions of this proposed access and its visibility splays are shown on the Highways Layout Drawing (GHBullard, dwg ref: 151/2-13/03. Rev B) in Appendix A of the Transport Statement. SCC highways have expressed concern about the size of the visibility splays preferring a greater dimension than is at present proposed. In order to reach agreement the size of the splays will be the subject of discussion between SCC Highways and other relevant formal consultees when the final scheme is prepared.

**2.7.2 Pedestrian access to and from the site.** At its northern end the proposed footpath which runs internally along the eastern boundary of the proposed site will be made to link with the existing footpath provided as part of the Croft Close development. At the southern end of the internal footpath a link for the proposed development to the junction with Bunters Road to the south is proposed. The internal footpath will emerge from the site onto Cemetery Road. At this location the highway does not have sufficient width to provide a new footway of 1.8m but at the detailed design stage it may be possible to provide a 1.2 or 1.5m wide footway on either the east or west side which would then link fully to the existing path which runs south from the Memorial Social Centre to Thorns Close and the junction with Bunters Road, and thence to the school and further residential development to the south-east as well as the village Post Office and Stores.  
(Note: The developers of the site are only able provide a path on land which forms part of their site and the public highway.)

**2.7.3 Cycle access.** There are no dedicated cycle facilities in Wickhambrook.

**2.7.4 Bus access.** A bus shelter is proposed as part of the development. It will be located at the site of the current field entrance in the south-east corner of the eastern meadow. The Wickhambrook area is served by services numbered 14 and 15 which run between Bury St Edmunds and Haverhill. The development could be used to encourage the bus operator to improve the service to Wickhambrook.

**2.7.5 Train access.** The nearest station is Newmarket, approximately 9.2km by road to the north-west.

**2.7.6 Traffic impact.** An assessment of traffic impact has been made which reflects the fact that the site is in a rural setting with limited public transport provision. The traffic generated will mainly use the Bunters Road (B1063) junction. Capacity at the junction is satisfactory and there have been no recorded accidents over the last five years. The assessed increase in traffic during the morning peak hour indicates that no improvements are necessary. (Note: Full information on the topics in this sub-section is given in the *Transport Statement*, GHBullard and Associates, July 2015.)

## **2.8 PHYSICAL INFRASTRUCTURE & MAINS SERVICES**

**2.8.1 Drainage.** A public foul sewer is available to connect into in Cemetery Road. There is sufficient capacity in the public foul sewer and sewage treatment plant to accommodate the foul effluent from the proposed development. Surface water run-off from this development is to be attenuated in a sustainable manner and in accordance with a specially designed scheme (agreed with Suffolk County Council) the purpose of which includes ensuring that the existing drainage regime for the adder's-tongue plant is not impaired. (See *Drainage Strategy Report, Proposed Residential Development, at Nunnery Green and Cemetery Hill, Wickhambrook*. GHBullard & Associates, July 2015.) Additional work is to be carried out on the Drainage Strategy (and if required related to the Flood Risk Assessment – see para. 2.9.1, below) to ensure that concerns expressed by SCC Highways and the public have been adequately addressed. In accordance with the requirements of the site allocation in the local plan these will be subject to the agreement of the Suffolk Wildlife Trust.

**2.8.2 Water.** Connection will be to the mains supply but rainwater harvesting will be used to reduce need.

**2.8.3 Electricity.** Connection will be made to the mains supply.

**2.8.4 Gas.** There is no gas main in Wickhambrook.

## **2.9 ADDITIONAL MATTERS**

**2.9.1 Flood Risk Assessment.** The development is within Flood Zone 1 and therefore it is considered that the risk of flooding with subsequent risks to the proposed dwellings and their occupants from tidal or fluvial means is extremely small. The site does not need to be the subject of the Sequential or Exception Tests. (Note: Full information on this topic is given in the *Flood Risk Assessment*, GHBullard and Associates, March 2014.)

**2.9.2 Land contamination.** The site has been used for agricultural purposes (possibly mainly grassland) from 1884 until the present day. There is a cemetery adjacent to the eastern boundary of the site. No on-site sources of contamination have been identified. A conceptual model indicates that the site is low risk. A limited site investigation with chemical testing is proposed prior to development of the site to confirm the low risk finding. (Note: See *Phase 1 Contaminated Land Risk Assessment, Land at Nunnery Green and Cemetery Road, Wickhambrook*. The Nott Group, March 2014, for full detail).

**2.9.3 Public open space.** The provision of normal public open space on this site is not appropriate in view of its over-riding wildlife significance (see sub-section 2.3, above). Notwithstanding this there will be public access to the two areas of open space. In view of these circumstances no further provision is to be made on site. However, the very close proximity of the village playing field will give ready access to the additional facilities (e.g. childrens' play area) which would normally have been provided.

**2.9.4 Archaeology.** The size of the proposed development site and its proximity to medieval remains (recorded in the County Historic Environment Record as WKB 010) mean that a site evaluation will be required for which a detailed brief has been obtained (Note: See *Brief for a Trenched Archaeological Evaluation at Land at Cemetery Hill/Nunnery Green, Wickhambrook, Suffolk*. SCC Archaeological Service, 12 September 2014, for full specification). While it is not technically necessary for this work to be carried out prior to the grant of a planning permission, the current intention is that the work should be undertaken at an early date in order to produce certainty about development costs. In normal circumstances an archaeological condition (to undertake investigatory work) would be included in any grant of planning permission. This will, however, not be the case if the necessary investigatory work has already been undertaken, and satisfactorily reported on, prior to the submission of the application.

**2.9.5 Site waste management.** Provision will be made in accordance with SCC Waste Core Strategy policy WDM17. The current proposal is that waste bin storage will be provided within individual sites.

**2.9.6 Phasing of development.** While it will be for the developer of the site to determine, it is anticipated that in view of the relatively small scale of the development it may be constructed as a single phase.

**2.9.7 Protection of wildlife areas during construction of development.** Care will be needed at the design stage to ensure that the scheme minimises

impact on the proposed wildlife/open space areas, including the areas adjacent to hedgerows, avoiding wherever possible drainage and service runs across them. Provision will also need to be made for the proper protection of the wildlife areas during both the archaeological investigation and the construction of the development.

**2.9.8 Health and Wellbeing.** In accordance with paragraph 17 (last bullet point) of the NPPF, and the aspirations in SEBC Rural Vision 2031, the Design and Access Statement for the planning application will explain how health and wellbeing have been taken into account in the design of the proposed scheme.

**2.9.9 Section 106 legal agreement.** Provision will need to be made for a commuted sum payment for the long term management of the public open space. Several requests have been made by statutory bodies for financial contributions towards items which it is claimed are related to the development. These include SCC Education, SCC Highways, SCC Rights of Way, SCC Libraries, SCC Waste, NHS England, and Wickhambrook Parish Council. In addition to the provision of affordable housing, at the point when the application scheme has been finalised there will need to be negotiations with the Borough to establish which and to what extent any of these requests, other than the commuted payment for the open space, will be met.

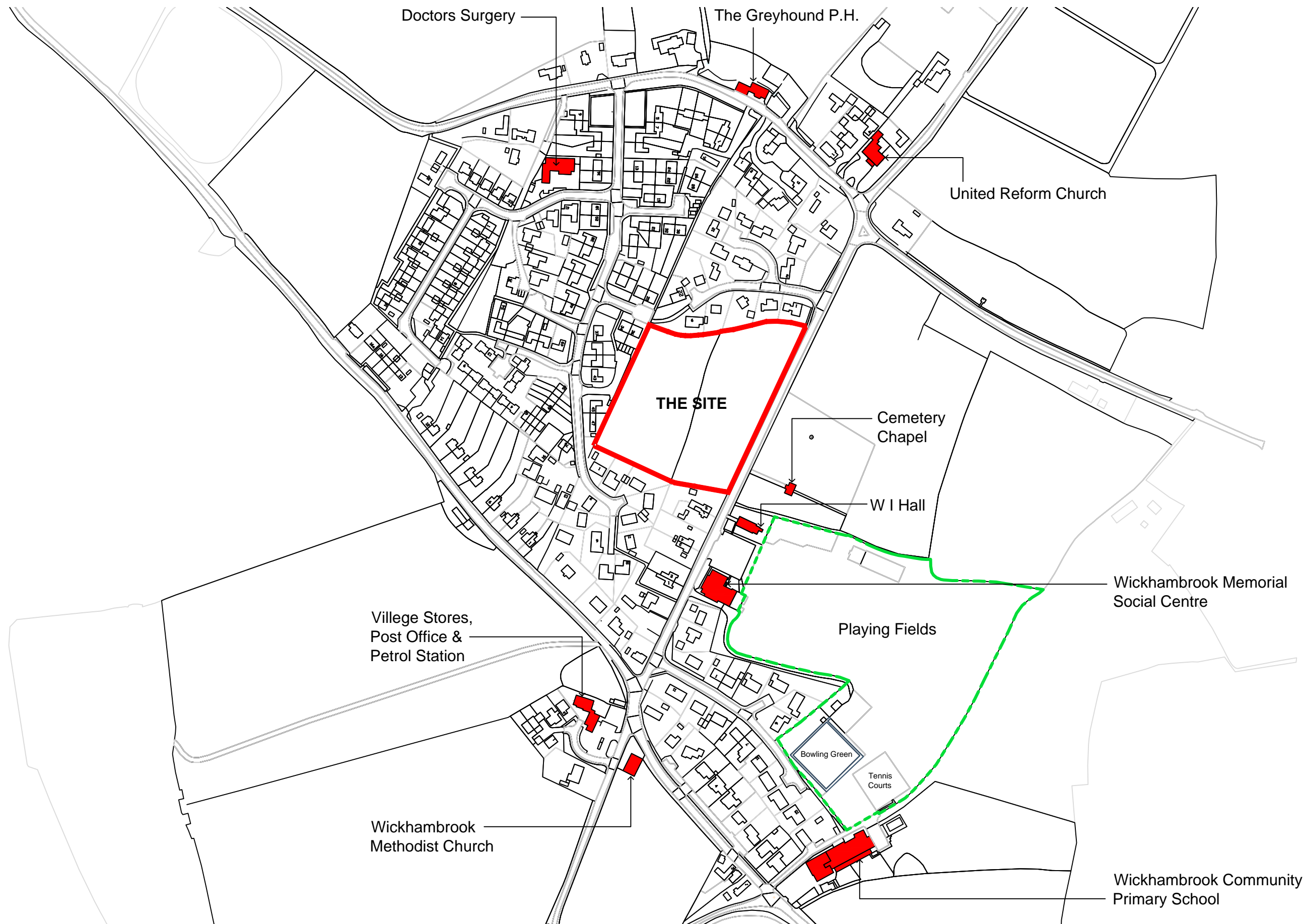
## **3.0 COMMUNITY INVOLVEMENT**

**3.1** The developer has undertaken to meet Wickhambrook Parish Council during the preparation of the application scheme in order to consult them on the proposed design and to keep them informed of progress. Although the issues concerned relate mainly to non-planning matters, the developer also proposes to meet with residents whose property adjoins the site and who raised concerns during the public consultation.

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Client: <b>THE BAILEY FAMILY TRUST, THE WOOLLARD FAMILY</b>	Scale: <b>1:1250 @A3</b>	<b>BROWN &amp; SCARLETT</b> <b>ARCHITECTS</b> <small>Old School Studios, 140 Eastgate Street, Bury St Edmunds, Suffolk IP33 1XX Tel: 01284 768800 Fax: 01284 702880 Email: info@brownandscarlett.co.uk</small>
	Date: <b>JULY 2015</b>	
	Contract: <b>3744</b>	
Drawing: <b>SITE PLAN</b>	dwg no: <b>06</b>	



Client: THE BAILEY FAMILY TRUST, THE WOOLLARD FAMILY

Scale: NTS

Project: LAND AT NUNNERY GREEN & CEMETERY HILL,  
WICKHAMBROOK

Date: JULY 2015

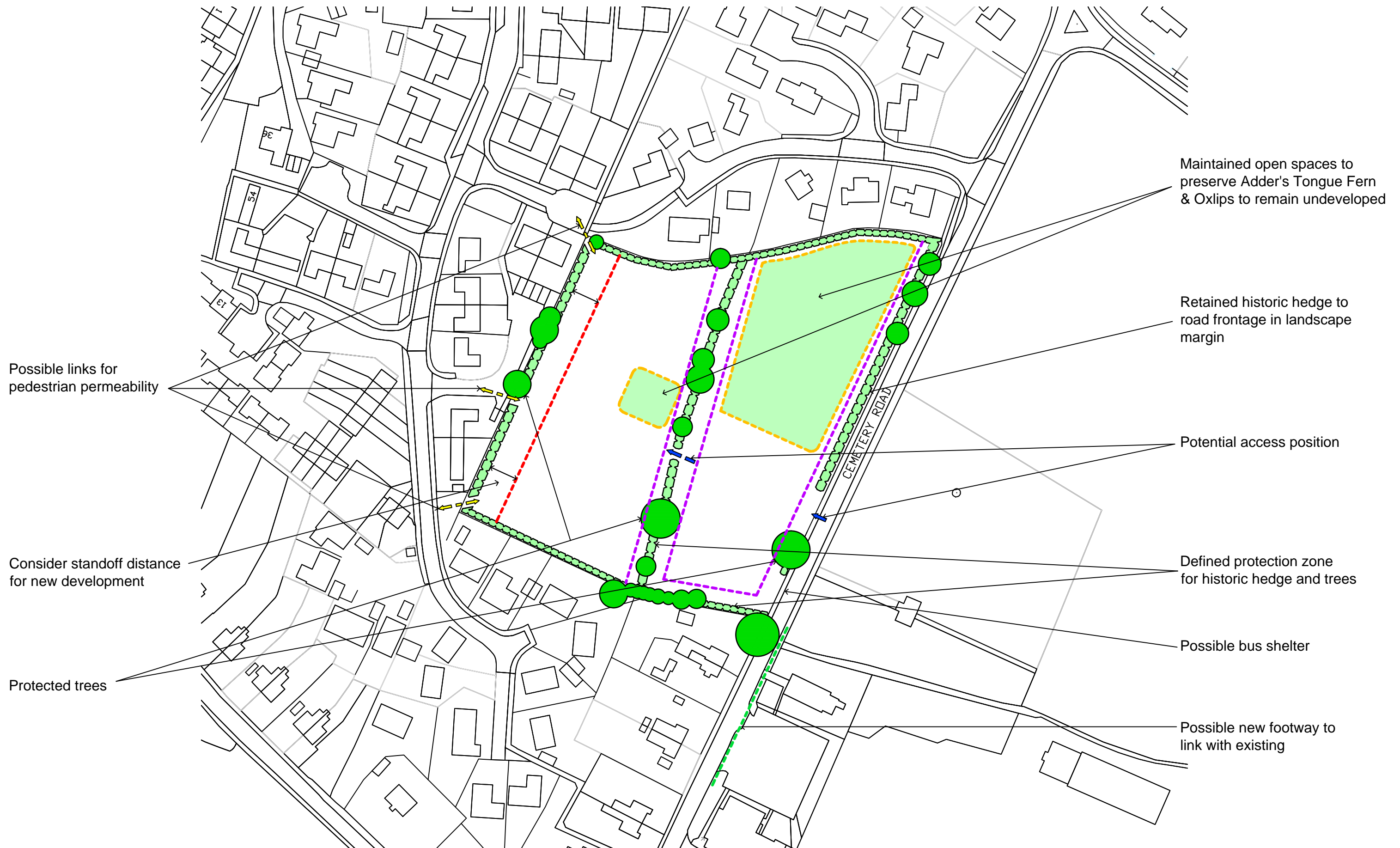
Contract: 3744

Drawing: SITE CONTEXT - VILLAGE FACILITIES

dwg no: 08 (A)

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Client: **THE BAILEY FAMILY TRUST, THE WOOLLARD FAMILY**

Project: **LAND AT NUNNERY GREEN & CEMETERY HILL,  
WICKHAMBROOK**

Drawing: **OPPORTUNITIES & CONSTRAINTS PLAN**

Scale: **1:1250 @A3**

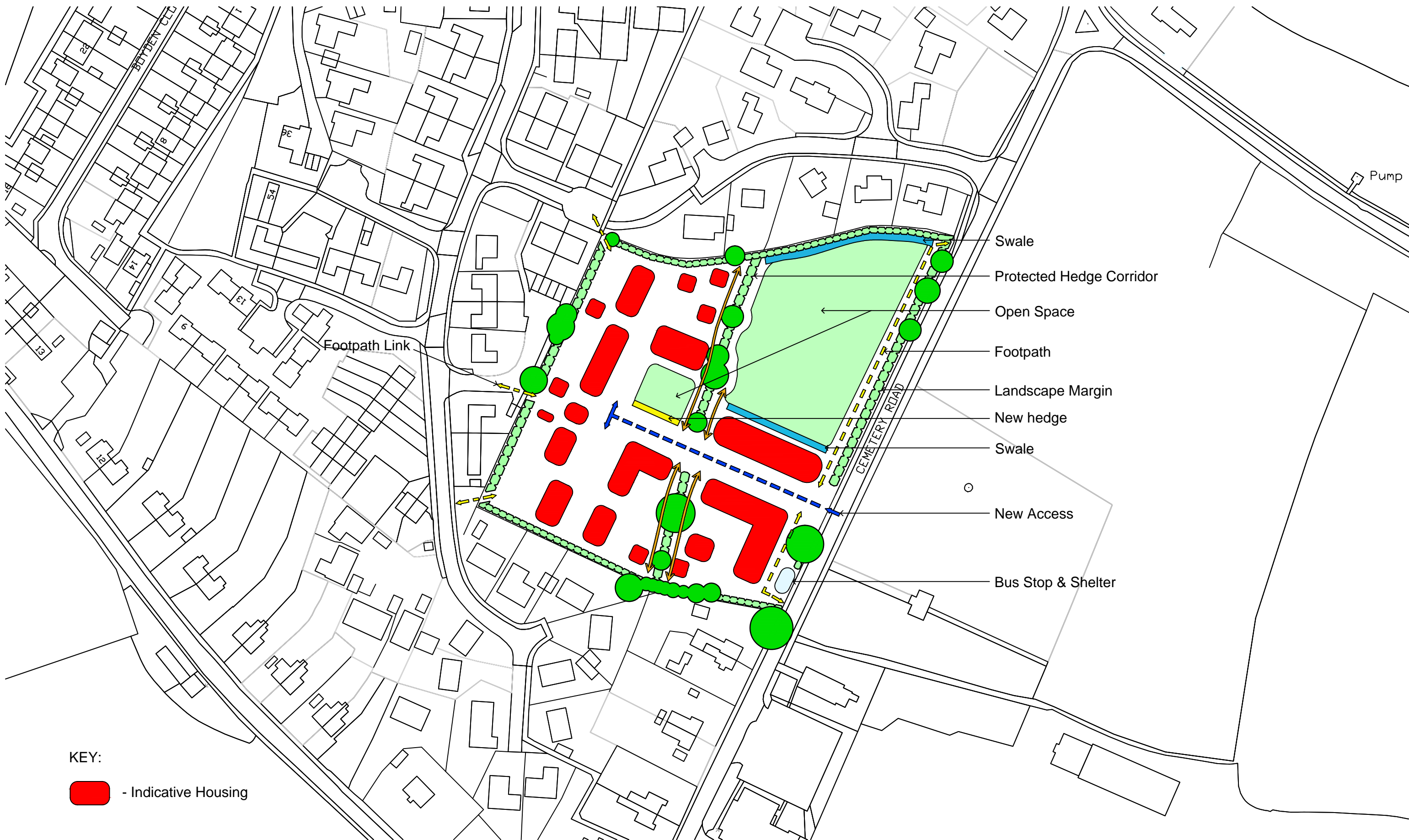
Date: **JULY 2015**

Contract: **3744**

dwg no: **07 (B)**

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KEY:

 - Indicative Housing

Client: THE BAILEY FAMILY TRUST, THE WOOLLARD FAMILY

Project: LAND AT NUNNERY GREEN & CEMETERY HILL,  
WICKHAMBROOK

Drawing: CONCEPT LAYOUT PLAN

Scale: 1:1250 @A3

Date: MAR 2015

Contract: 3744

dwg no: 05 (D)

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