

**APPENDIX 1: PLANS**



[Redacted]

AUTHORISED OFFICER

[Redacted]

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Figure 1.1

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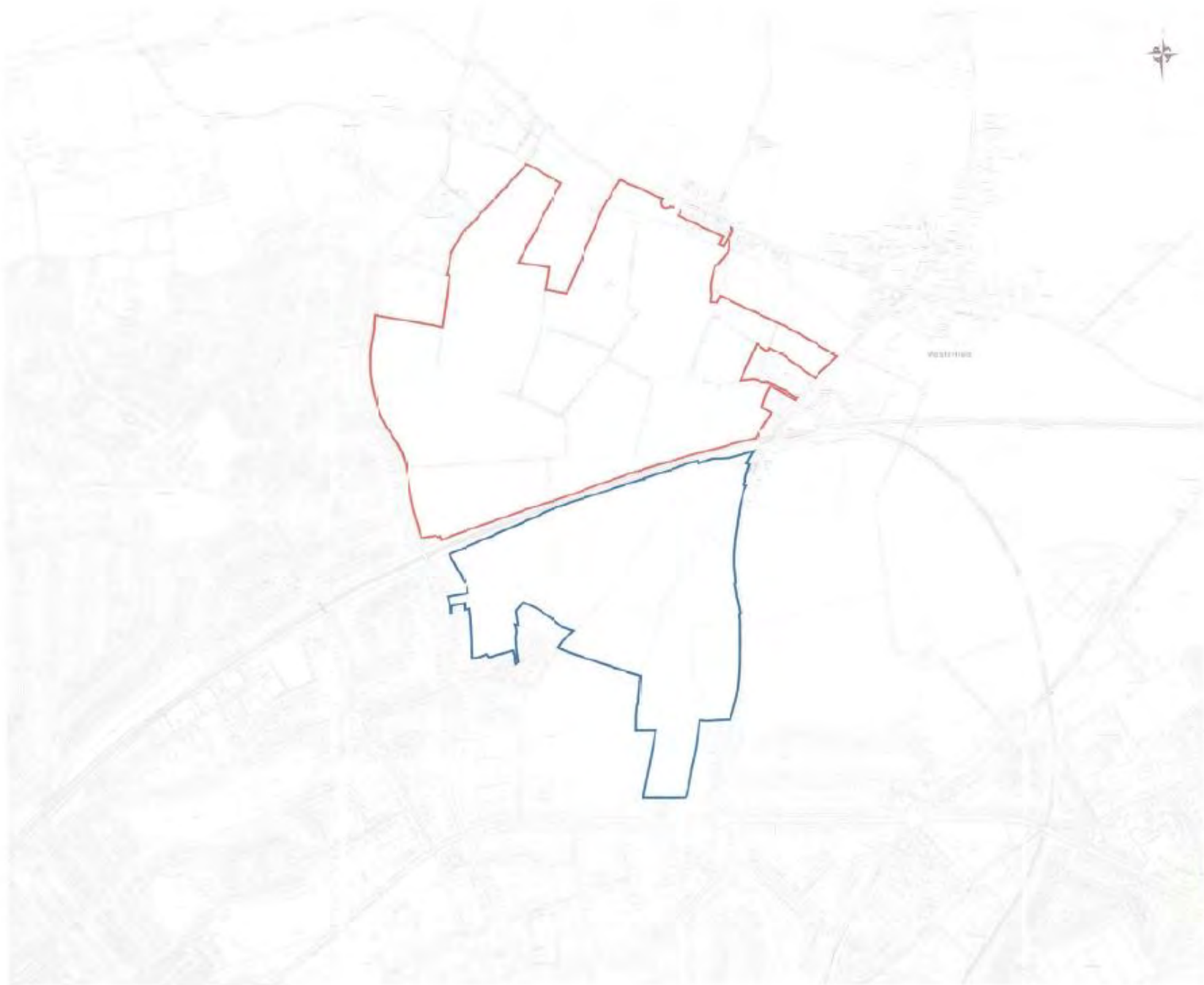


Rev	By	Date	LT
1	Author	01/01/01	Author
2	Author	01/01/01	Author
3	Author	01/01/01	Author

Henley Gate, Ipswich  
 AA52 03/201 Site Location Plan-D

2001  
 REV D  
 For Information

PRP  
 Project of  
 Ipswich  
 01/01/01



KEY  
 Red Line Boundary  
 Blue Line Boundary

Westfield

4. Amended boundary of B. 03/09/2018-4	26/05/19	OK
Rev. Description	Date	Status

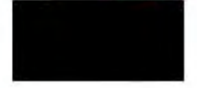
Site: IPWLD

Site Use: Southern LAND PAIR

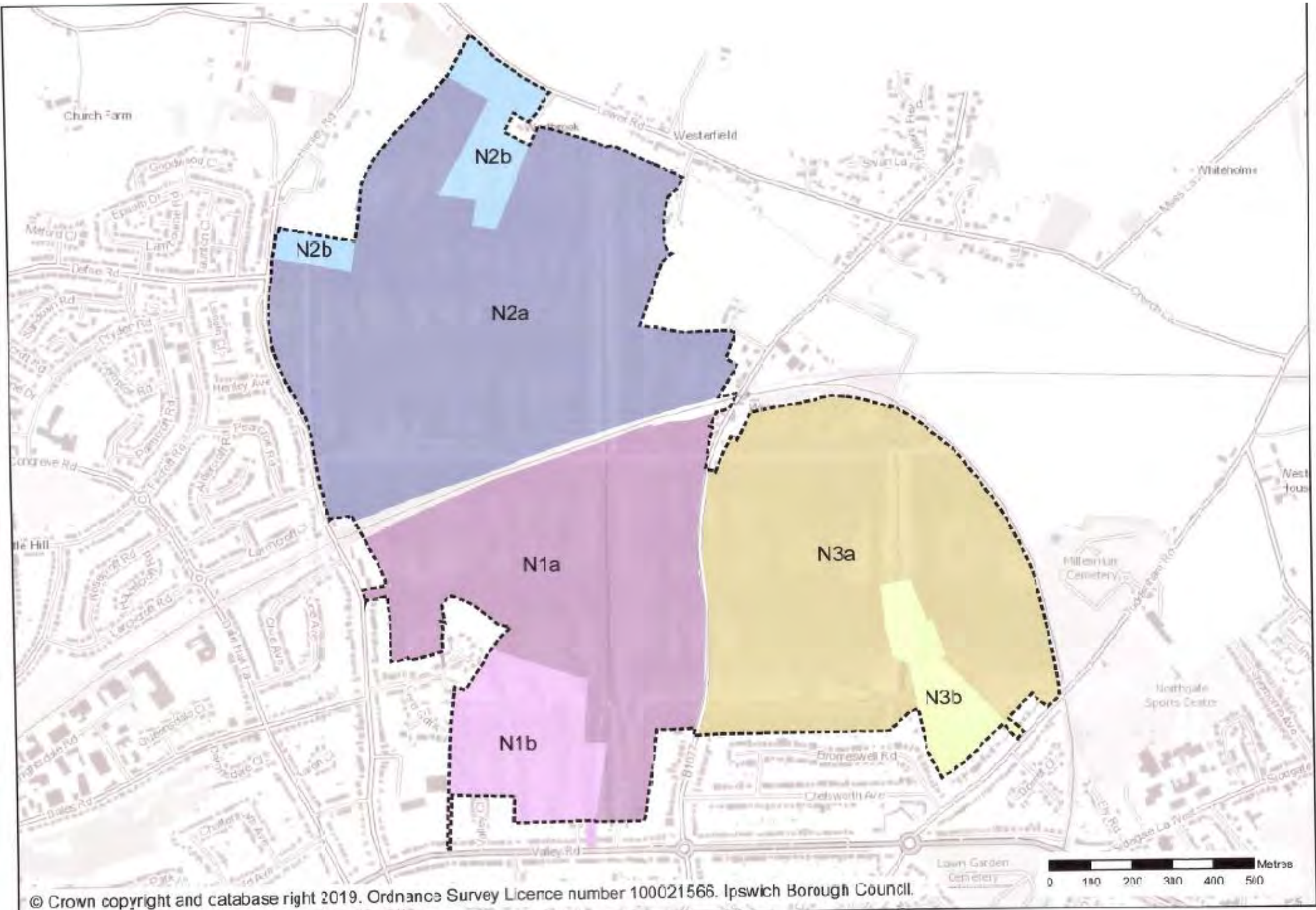
Scale: 1:5000	Info: 0.000	Format: CS	Checked: IMS
Drawing No: IPCEI-00	Revision: A		

**Crest**  
 Nicholson Ltd.  
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 www.crestnicholson.com

Studio C  
 285 Biddow Road  
 Chesham  
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 MK36 9AA  
 Tel: 02983 09999

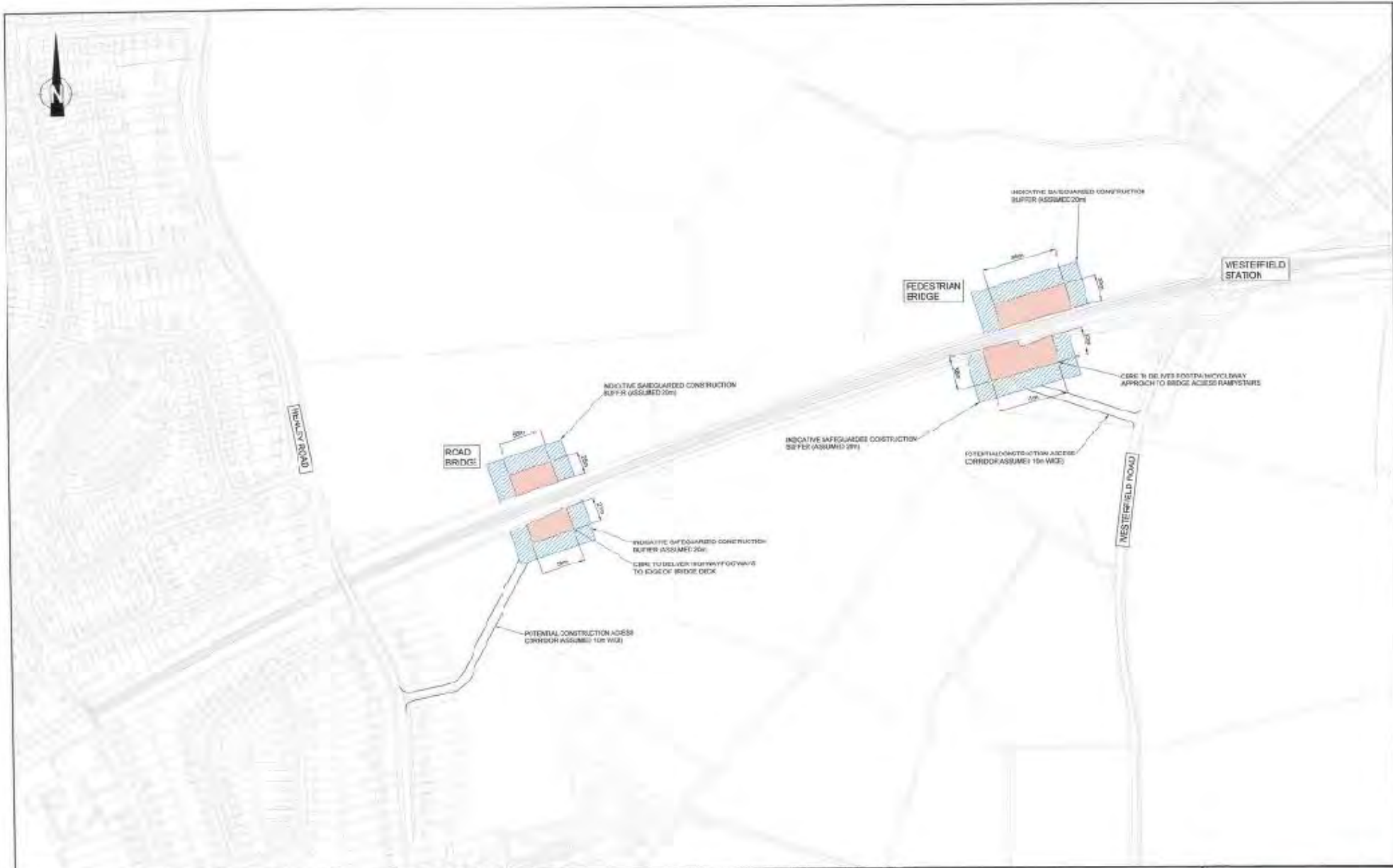






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REV	DATE	BY	CHKD	APPD	DESCRIPTION

**IMPORTANT NOTES**

1. THE INFORMATION SHOWN ON THIS DRAWING IS FOR INFORMATION ONLY AND IS NOT TO BE USED FOR CONSTRUCTION OR FOR ANY OTHER PURPOSE.
2. THE DRAWINGS SHOW POTENTIAL POSITIONS AND VERTICAL PROFILES OF BRIDGES CROSSING THE RAILWAY LINE. BASED ON INDICATIVE MASTERPLAN AND MATTERPLANS PROVIDED BY DAVID LOCKE ASSOCIATES AND GREAT BRITAIN FOR INFORMATION AND OPTIONS DECISION ONLY.
3. BRIDGE HEADROOM ASSUMED AS 5.7m. TO BE CONFIRMED WITH NETWORK RAIL.
4. BRIDGE DECK DEPTH ASSUMED AS 1m. TO BE CONFIRMED BY STRUCTURAL ENGINEER.

5. INFORMATION SHOWN FOR OUTLINE DEVELOPMENT ONLY. CONSULTATION WITH NETWORK RAIL SHOULD BE UNDERTAKEN TO DETERMINE THE BRIDGE STRUCTURE REQUIREMENTS AND PARAMETERS BEFORE PROCEEDING WITH DESIGN.
6. NO FORM FACTOR OF THE BRIDGES HAVE BEEN ASSUMED. IT IS RECOMMENDED A STRUCTURAL ENGINEER CONSULTED BEFORE PROCEEDING ANY DESIGN.
7. THE ROAD CROSSING IS ASSUMED TO BE 30m AND ACCESSIBLE BY TRACTORS TO THE HOISTING AUTHORITY.
8. THE PEDESTRIAN CROSSING IS ASSUMED TO REQUIRE CYCLEWAY PROVISION.
9. OVER SIGNAGE SHOULD BE THE RESPONSIBILITY OF THE CONFIRMING AUTHORITY TO BE CONFIRMED BEFORE DESIGN PROGRESSES.
10. ALL SUBJECT TO AGREEMENT WITH THE APPROVING AUTHORITIES AND DETAIL TO DESIGN.

Project Name: **Itenby Gate, Ipswich**

Combined Potential Safeguarded Areas For Bridge Landings, Construction Buffer Areas and Indicative Construction Access Corridors

Scale: **1:2000 @ A1**

Sheet No: **18837-SM06**

Client: **Crest Nicholson**

**vector**

Technical Building, 87 Tolbooth Court Road, Ipswich, IP1 1EP  
 020 7860 772  
 info@vector.co.uk



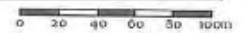
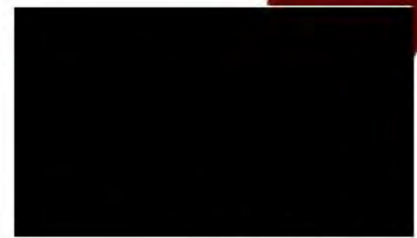




Location Plan (N.T.S)

**KEY**

— Skylark Mitigation Area  
56.78 Acres / 22.98 Ha



0	30	60	90	120	150
Meters					

Healey Gate	
Ipswich	
Skylark Mitigation	
Red Line Boundary	
Site No	IPGEN011
Scale	1:1000
Drawn	12/10/11
Checked	13/10/11
Author	12/10/11

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Studio C  
 211 Reddow Road  
 Chesham  
 Essex  
 SS12 7JQ  
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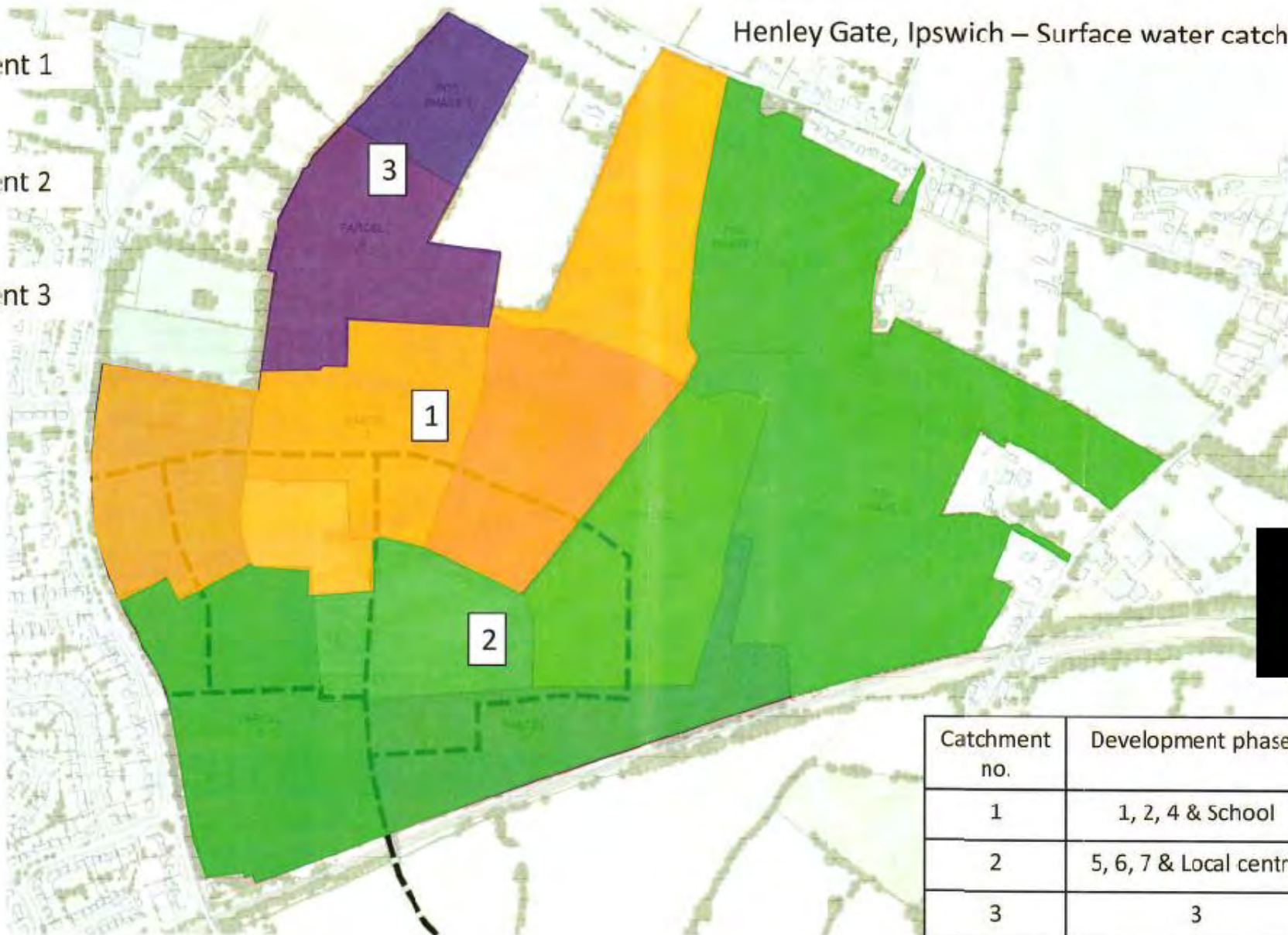


# Henley Gate, Ipswich – Surface water catchment plan

 Catchment 1

 Catchment 2

 Catchment 3



Catchment no.	Development phases
1	1, 2, 4 & School
2	5, 6, 7 & Local centre
3	3





WESTERFIELD STATION

- Outline Planning Application Boundary
- Potential Future Phase of Ipswich Garden Suburb
- Primary Street Infrastructure
- Secondary Street Infrastructure
- Residential Development
- Primary School
- District Centre
- Green Infrastructure

AUTHORISED OFFICER

**NOTE**  
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**CBRE SPUK III  
(No 45) Ltd.**

Registered Speculator of Homes Scheme (No 1000)  
 2 Duke Street and Leppington 214  
 NSW 1500  
 Distress Survey Licence number 1502100

**Land West of Westerfield Road  
Development Framework Plan**

Ref: 10-11-18	Scale: 1:2,000 @ A1				
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Disc: DG	Design: FAL	Version: AD	Planning Number: CG93-PA-B3	Page: 11	

**David Lock Associates**  
Town Planning and Urban Design

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 SUDBURY 1100001014 5 WEST CENTRAL A TORQUAY, DEVON, EX3 2JF  
 TEL: 01392 862719 FAX: 01392 862747 EMAIL: info@davidlock.com  
 www.davidlock.com



## APPENDIX 2: COUNTRY PARK BOUNDARY PLAN AND INDICATIVE PROGRAMME

### INDICATIVE PROGRAMME

#### Phase one (prior to occupation of Residential Units)

Accommodation (modular building) plus services  
Temp path routes  
Fencing and ditching  
Sub-soil ploughing etc.  
Meadow sowing (7.5ha)  
Tree planting (2 hectares, approx. 3000 whips)  
Dog area and exclusion fencing  
Dog bins (establishment and year one emptying)

#### Phase 2 (occupation of 50th Residential Unit)

tree planting (3 ha; approx. 4000 whips)  
fencing for natural regeneration  
meadow sowing (5ha)  
community engagement, est Friends Group

#### Phase 3 (occupation of 200th Residential Unit)

Perimeter fencing, ditching  
Establish 'yard/compound' with compost toilet,  
temp/informal car park (Westerfield Road)  
Install dog friendly features, dog play area  
Tree planting (including community orchard)3ha  
fencing for natural regen  
Meadow sowing (remainder - 2ha-4ha )  
path surfacing approx 3km  
events programme (materials etc)

#### Phase 4 (occupation of 400th Residential Units)

Pond creation in appropriate areas (additional to SuDs)  
Wetland creation/restoration  
Tree planting (with new residents) 1ha  
Path construction (2km approx)  
Temporary visitor facilities, toilets, shelters  
Information boards, leaflets, artworks etc

#### Phase 5 (occupation of 600th Residential Unit)

Tree planting with new residents (approx .5ha)  
Path improvements

#### Phase 6 (occupation of 800th Residential Unit)

Visitor centre design development  
Plan visitor centre and related facilities (consultants)

**Phase 7 (occupation of 1200th Residential Unit)**

Build visitor centre, car park and play area

Appoint centre/reception staff

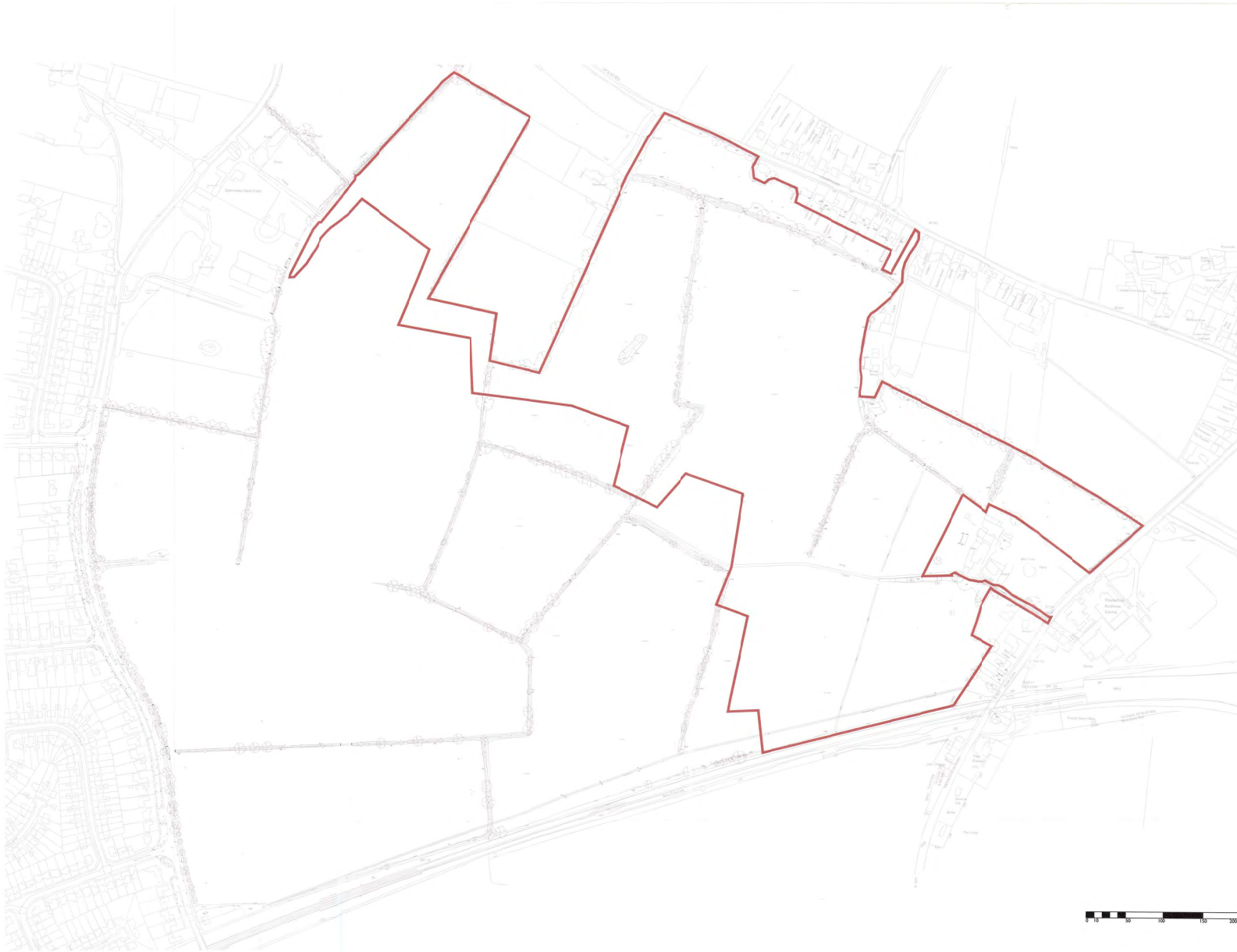
Tree planting (with new residents) <0.5 ha

**Phase 8 (occupation of 1500th Residential Unit)**

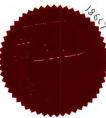
Main maintenance phase begins

Full events programme





**LEGEND**  
 Country Park Boundary

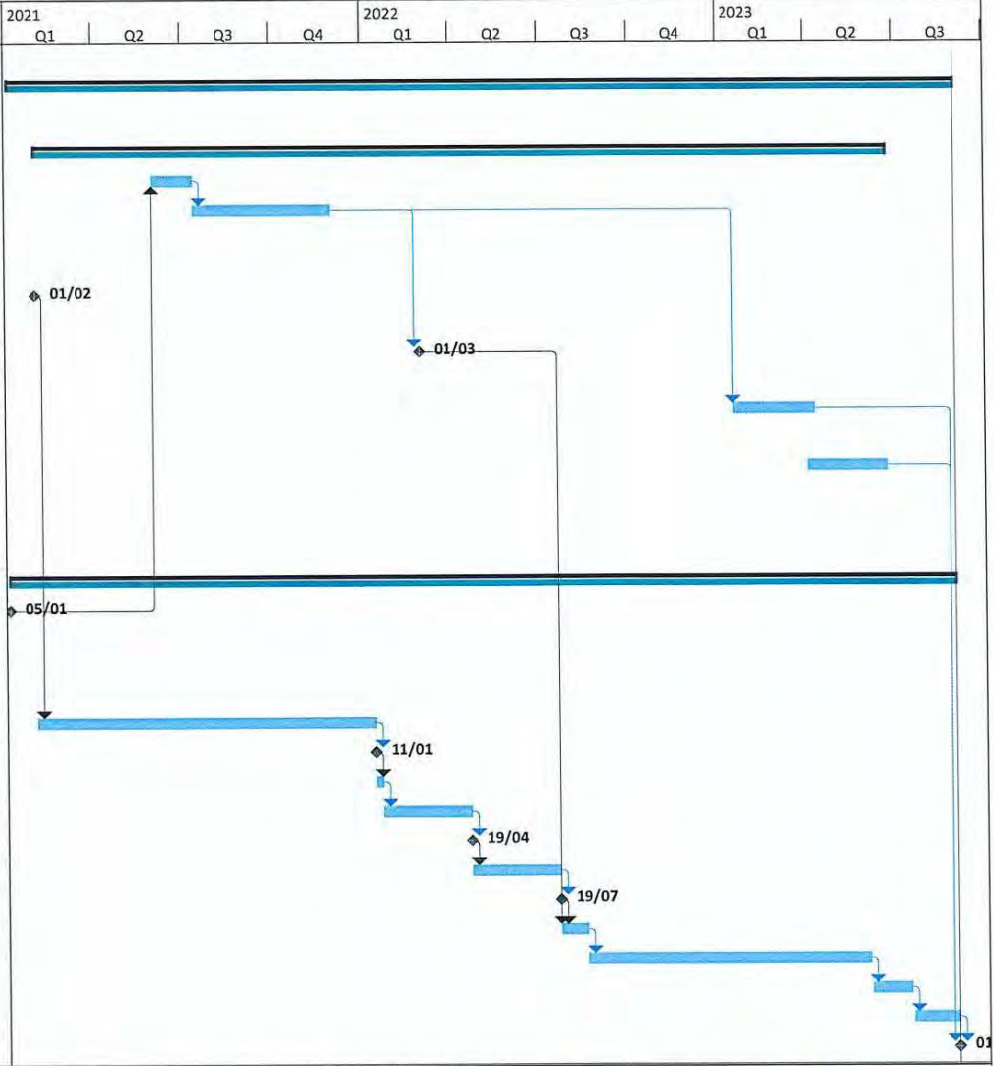


**APPENDIX 3:**  
**DRAWING NO. IP-SCH-001 AND INDICATIVE PRIMARY SCHOOL PROGRAMME**



## Henley Gate, Ipswich - Indicative Primary School Delivery Programme 01/03/2019

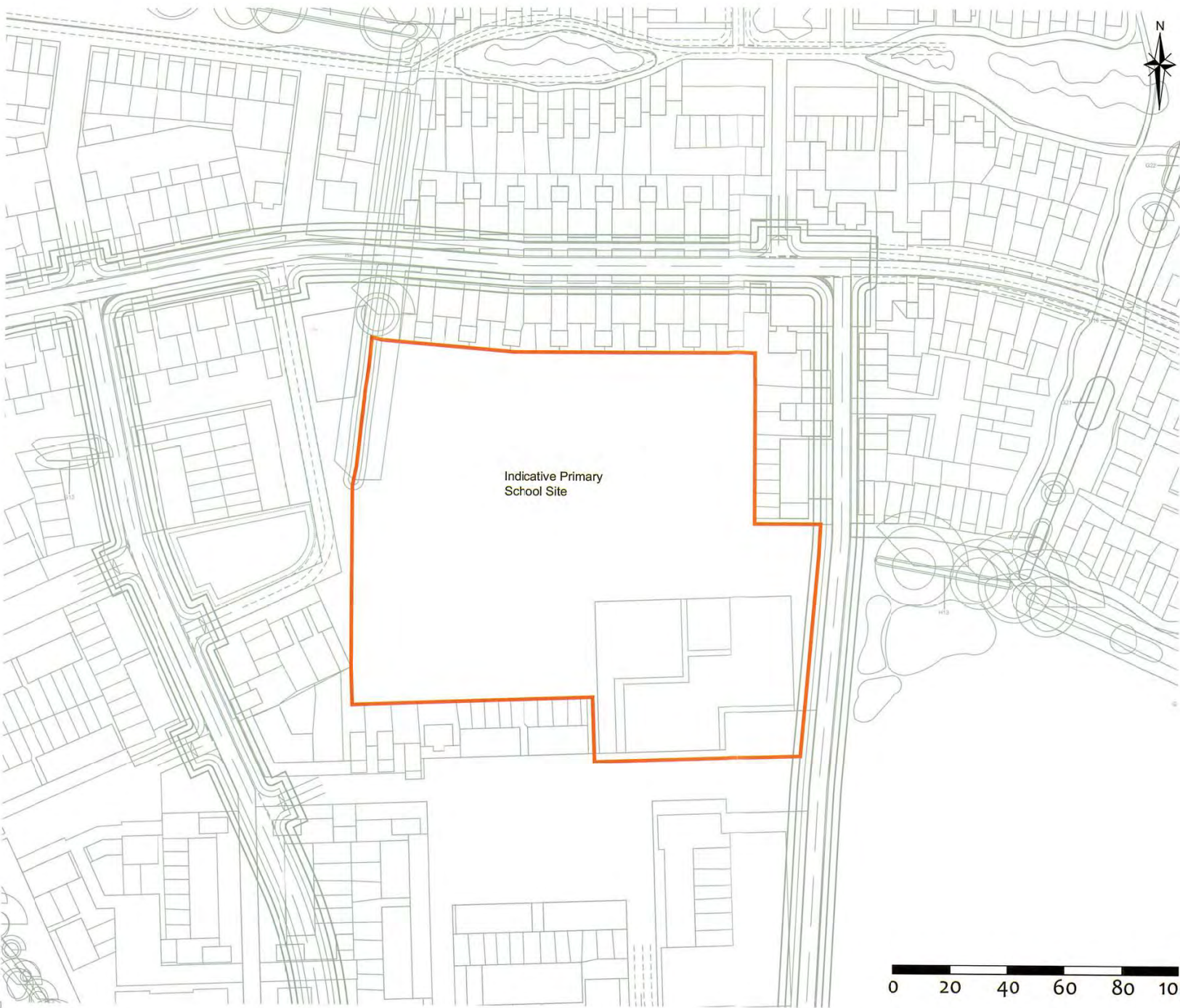
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						Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	Q1	Q2	Q3	
1						Primary School Delivery											
2	<b>Primary School Delivery</b>	<b>679 days</b>	<b>Tue 05/01/21</b>	<b>Fri 01/09/23</b>		679 days: Tue 05/01/21 Fri 01/09/23											
3																	
4	<b>Crest obligations</b>	<b>610 days</b>	<b>Mon 01/02/21</b>	<b>Fri 23/06/23</b>		610 days: Mon 01/02/21 Fri 23/06/23											
5	Crest to mobilise subcontractors	6 wks	Tue 01/06/21	Mon 12/07/21	13												
6	Crest to service primary school - highways to base course & services to 1m inside school parcel	20 wks	Tue 13/07/21	Mon 29/11/21	5												
7	Crest to pay design fee prior to occupation of 50 units	0 days	Mon 01/02/21	Mon 01/02/21													
8	Crest to transfer school site prior to occupation of 180 units	0 days	Tue 01/03/22	Tue 01/03/22	6												
9	Crest to practically complete access to school site prior to occupation of 345 units	12 wks	Tue 17/01/23	Mon 10/04/23	6FS+14 mons												
10	Crest to construct highways between school and Henley Road to Part 2 certificate adoptable standard prior to school opening	12 wks	Mon 03/04/23	Fri 23/06/23													
11																	
12	<b>SCC Primary school design, planning &amp; delivery</b>	<b>679 days</b>	<b>Tue 05/01/21</b>	<b>Fri 01/09/23</b>		679 days: Tue 05/01/21 Fri 01/09/23											
13	SCC to notify Crest (prior to occupation of 80 units) that they intend to commence construction within 6 months after date of transfer of site	0 days	Tue 05/01/21	Tue 05/01/21													
14	Detailed design	48 wks	Mon 01/02/21	Tue 11/01/22	7												
15	Reserved matters application submission	0 days	Tue 11/01/22	Tue 11/01/22	14												
16	Reserved matters validation	1 wk	Wed 12/01/22	Tue 18/01/22	15												
17	Reserved matters application determination	13 wks	Wed 19/01/22	Tue 19/04/22	16												
18	Reserved matters approval	0 days	Tue 19/04/22	Tue 19/04/22	17												
19	Planning conditions determination	13 wks	Wed 20/04/22	Tue 19/07/22	18												
20	Planning conditions discharged	0 days	Tue 19/07/22	Tue 19/07/22	19												
21	Mobilisation	4 wks	Wed 20/07/22	Tue 16/08/22	20,8												
22	Primary School Construction	10 mons	Wed 17/08/22	Fri 02/06/23	21												
23	ICT and FFE fit out	6 wks	Mon 05/06/23	Fri 14/07/23	22												
24	Programme float	7 wks	Mon 17/07/23	Fri 01/09/23	23												
25	School opening	0 days	Fri 01/09/23	Fri 01/09/23	9,24,10												



Project: Henley Gate Delivery Pro Date: Fri 01/03/19	Task		Project Summary		Inactive Milestone		Manual Summary Rollup		Deadline	
	Split		External Tasks		Inactive Summary		Manual Summary		Progress	
	Milestone		External Milestone		Manual Task		Start-only		Manual Progress	
	Summary		Inactive Task		Duration-only		Finish-only			

Note - Programme assumes SCC will commence construction of school within 6 months of Crest transferring site.

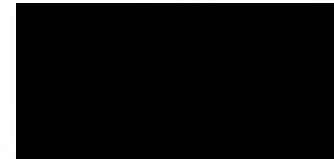




Location Plan (N.T.S)

**KEY**

- Indicative Primary School Red Line Boundary
- 4.94 Acres / 2.00 Ha



Indicative Primary School Site

Rev.	Description	Date	Initials

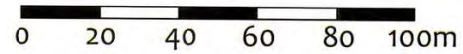
Site: Henley Gate  
Ipswich

Dwg Title: Indicative Primary School  
Red Line Boundary

Scale: (A3) 1:150	Date: 19.06.17	Drawn: CN	Checked: LMB
Drawing No: IP-SCH-001	Revision:		

**Crest NICHOLSON**  
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Studio C  
281 Badcow Road  
Chelmsford  
Essex  
CM2 7QA  
Tel: 07889 297759





**APPENDIX 4: SMARTER CHOICES PLAN**



Key:



Area of Smarter Choices Plan  
 Approx No. of Households: 6,122  
 Approx Population: 15,228



Crest Strategic Projects

Henley Gate, Ipswich

**Smarter Choices Plan**



Network Building, 97 Tottenham Court Road, London W1T 4TP  
 Tel: 020 7580 7373 Email: london@vectos.co.uk www.vectos.co.uk

DRAWN: H.J	CHECKED: C.E	DATE: 19/05/2016	SCALES:
---------------	-----------------	---------------------	---------

DRAWING REFERENCE:

Figure 4

**APPENDIX 5: EXISTING BUS STOPS TO BE IMPROVED**





Key:

- Henley Gate Gardens
- 1 Fonnereau Village
- 2 Red House



Bus stops

Crest Strategic Projects

Henley Gate, Ipswich

**Existing Bus Stops to be Improved**

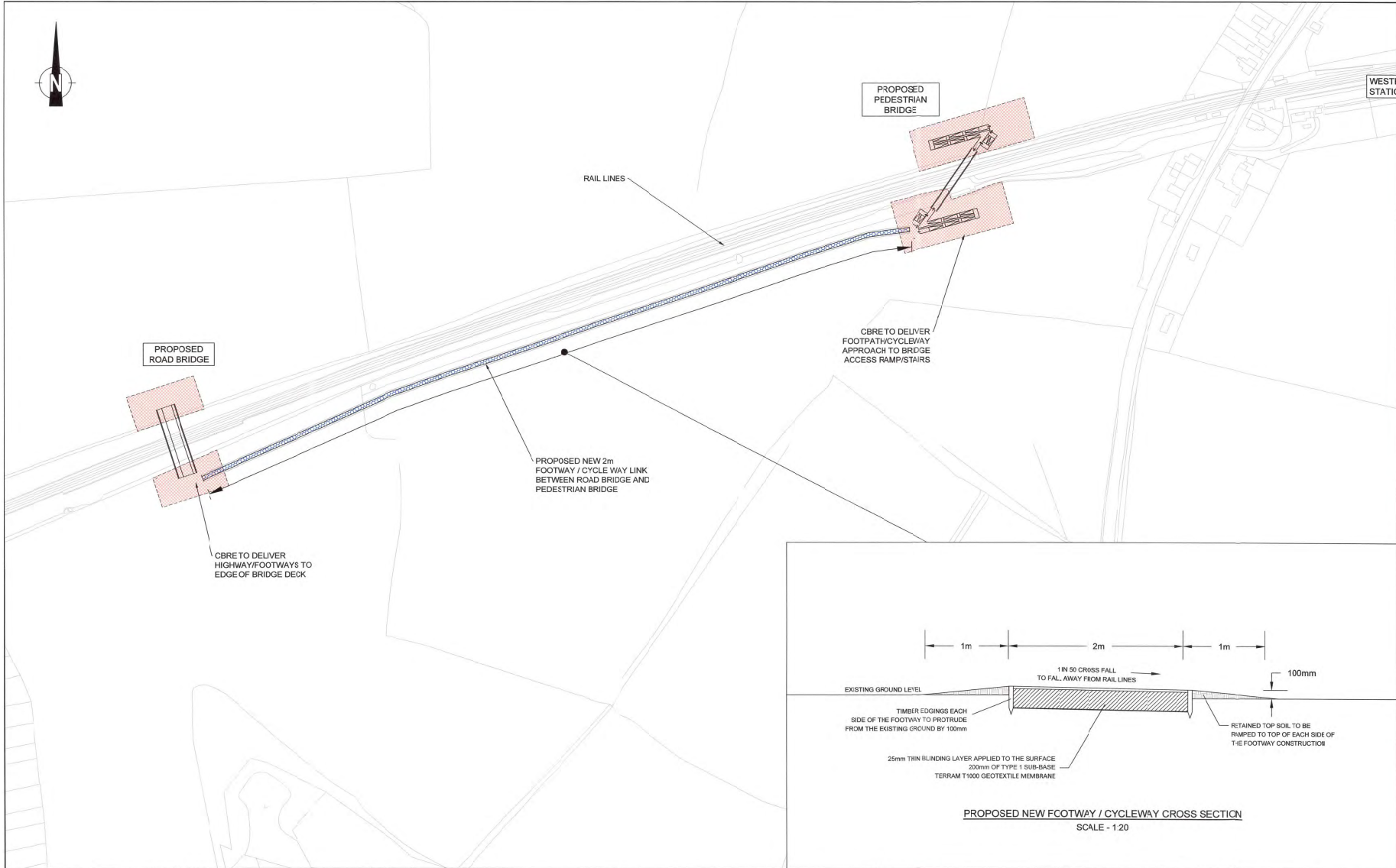


Network Building, 97 Tottenham Court Road, London W1T 4TP  
Tel: 020 7580 7373 Email: london@vectos.co.uk www.vectos.co.uk

DRAWN: H.J	CHECKED: C.E	DATE: 19/05/2016	SCALES:
---------------	-----------------	---------------------	---------

DRAWING REFERENCE: **Figure 1**

**APPENDIX 6: ACCESS PARAMETER PLAN - DRAWING NO. VD19107-SK01 REV A,  
AND VECTOS DRAWING NUMBER: 18837-SK06**



REV	DETAILS	DRAWN	CHECKED	DATE	REV	DETAILS	DRAWN	CHECKED	DATE	Notes:
A	FOOTWAY/CYCLEWAY WIDTH REDUCED & CROSS SECTION AMENDED	NL	MS	13.6.19						

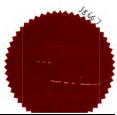
**KEY**

- Construction Area for Proposed Bridges
- Proposed New Footway / Cycleway Link

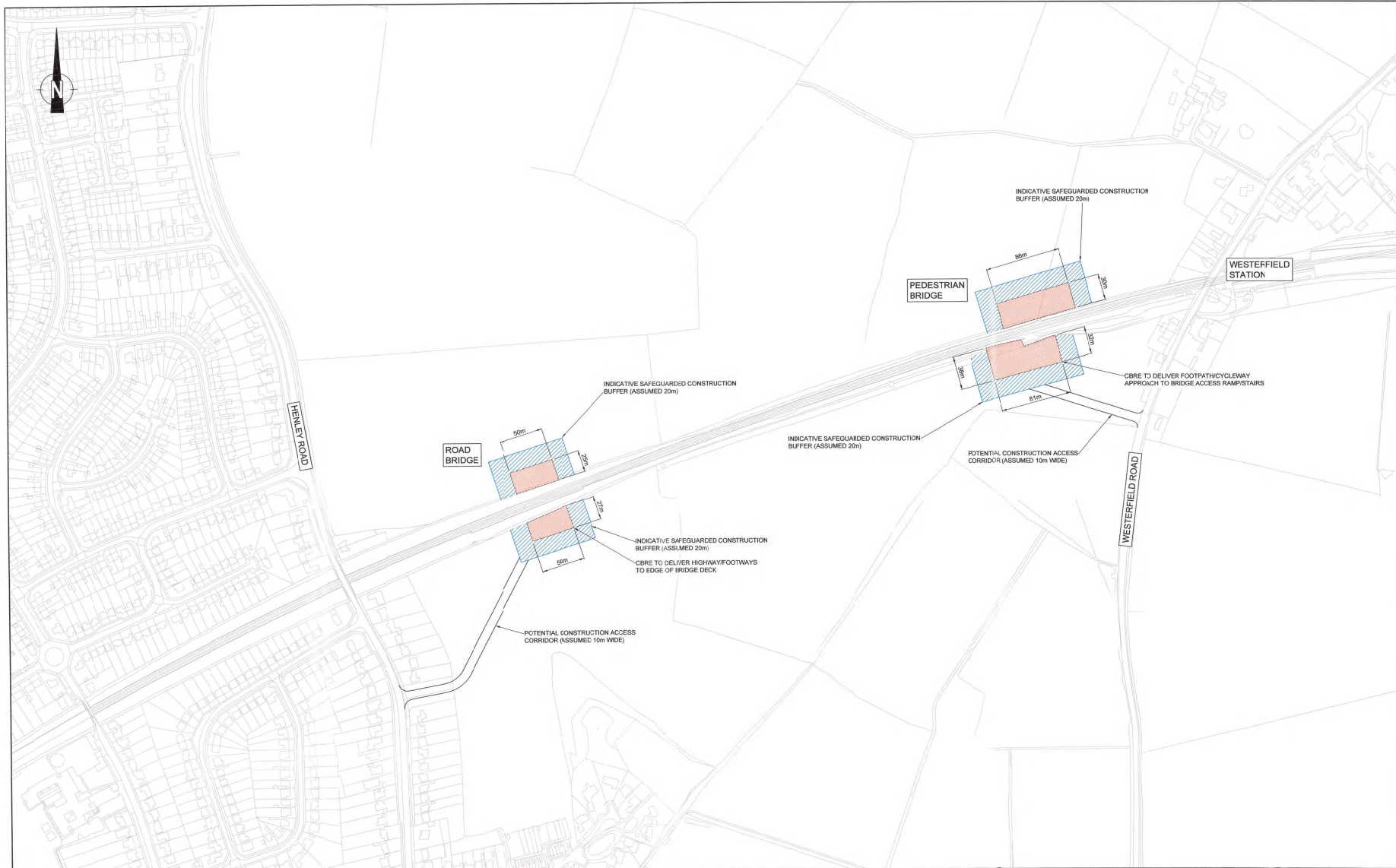
PROJECT:	Henley Gate, Ipswich
DRAWING TITLE:	Proposed New Footway / Cycleway Link between Road & Pedestrian Bridges
DRAWN:	NL
CHECKED:	MS
DATE:	JUNE 2019
SCALE:	1:2000 @ A1

CLIENT:	Mersea Homes
LOGO:	
ADDRESS:	Nelson Building 97 Tottenham Court Road, London, W1T 4TP t: 020 7580 7373 e: enquiries@vectos.co.uk
DRAWING NUMBER:	VD19107 - SK101
REVISION:	A

U:\065\2019\VD19107 Ipswich Garden Suburb - Railway bridge footway links\2. DESIGN\CADD\VD19107 - SK101 - Footway-Cycleway Linking Road & Ped Bridge.dwg







REV	DETAILS	DRAWN	CHECKED	DATE	REV	DETAILS	DRAWN	CHECKED	DATE

**IMPORTANT NOTES**

- DIMENSIONS AND COORDINATES ARE IN METRES UNLESS NOTED OTHERWISE
- TOPOGRAPHICAL SURVEYS BY GN SURVEYS UNDERTAKEN IN JANUARY 2015 AND DECEMBER 2018
- THIS DRAWING SHOWS POTENTIAL POSITIONS AND VERTICAL PROFILES OF BRIDGES CROSSING THE RAILWAY LINE, BASED ON INDICATIVE MASTERPLANS
- MASTERPLANS PROVIDED BY DAVID LOCKE ASSOCIATES AND CREST NICHOLSON FOR INFORMATION AND OPTION DEVELOPMENT ONLY
- BRIDGE HEADROOM ASSUMED AS 5.1m, TO BE CONFIRMED WITH NETWORK RAIL
- BRIDGE DECK/DEPTH ASSUMED AS 1m, TO BE CONFIRMED BY STRUCTURAL ENGINEER
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- NO FORM FACTOR OF THE BRIDGES HAVE BEEN ASSUMED. IT IS RECOMMENDED A STRUCTURAL ENGINEER BE CONSULTED BEFORE PROGRESSING ANY DESIGN
- THE ROAD CROSSING IS ASSUMED TO BE 30mph AND ACCEPTABLE IN PRINCIPLE TO THE ADOPTING AUTHORITY
- THE PEDESTRIAN CROSSING IS ASSUMED TO REQUIRE CYCLEWAY PROVISION
- DDA REQUIREMENTS TO THE PEDESTRIAN CROSSING IS TO BE CONFIRMED BEFORE DESIGN PROGRESSES
- ALL SUBJECT TO AGREEMENT WITH THE APPROVING AUTHORITIES AND DETAILED DESIGN

PROJECT: Henley Gate, Ipswich

CLIENT: Crest Nicholson

DRAWING TITLE: Combined Potential Safeguarded Areas For Bridge Landings, Construction Buffer Areas and Indicative Construction Access Corridors

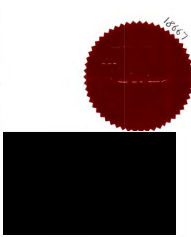
DRAWN: KGS | CHECKED: KGS | DATE: 31/01/19 | SCALE: 1:2000 @ A1

Logo for **vectors** infrastructure specialists

Network Building, 97 Tottenham Court Road, London, W1T 4TP  
t: 020 7560 7373 | e: enquiries@vectors.co.uk

DRAWING NUMBER: 18837-SK06

REVISION: 00



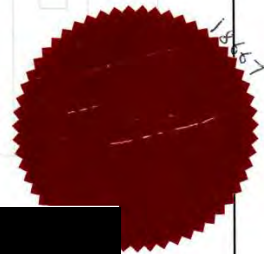
DO NOT SCALE

KEY:

- FOOTWAY
- PUBLIC REVENUE/PLANTING
- SHARED USE AREA
- ON STREET CYCLING

TRAFFIC SIGNAL EQUIPMENT KEY

- 3 Light Signal Head (primary)
- 3 Light Signal Head (secondary)
- 2 Light Signal Head with Left Turn Filter Area (primary)



0 25 metres

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WORK IN PROGRESS

REV	DATE	BY	DESCRIPTION	CHK	APD
A		GW	FIRST ISSUE	AKM	PC
DRAWING STATUS: FOR INFORMATION ONLY					

**WSP** | **PARSONS BRINCKERHOFF**

66-68 Hills Road, Cambridge CB2 1LA  
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 www.wspgroup.com www.pbworld.com

CLIENT:	KIER
ARCHITECT:	

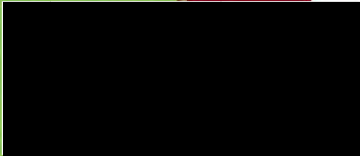
PROJECT:	IPSWICH GARDEN SUBURB
TITLE:	JUNCTION 2 - WESTERFIELD JUNCTION OPTION A : ROUNDABOUT IMPROVEMENT SCHEME

SCALE @ A2:	1:500	CHECKED:	AKM	APPROVED:	PC
CAD FILE:	4228-SK-10.DWG	DESIGN-DRAWN:	GW	DATE:	December 16
PROJECT No:	70024228	DRAWING No:	4228-SK-10	REV:	A
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\\wspgroup.com\central\_bdm\projects\70024228\70024228 - IPSWICH GARDEN SUBURB - SUBURB E MODELS AND DRAWINGS\DELIVERABLES\4228-SK-10.DWG 16/12/2016 10:45:26 Modack\_A4r

**APPENDIX 7: HENLEY GATE, IPSWICH GARDEN SUBURB TRAFFIC  
MANAGEMENT SCHEME**





<b>Key:</b>	Route 1- Rede Lane / Mill Lane
	Route 2- Lower Road / Church Lane / Humber Doucy Lane
	Route 3- Park Road
	Route 4- Borrowdale Avenue / Chelsworth Avenue
	Route 5- The Street, Rushmere
	Route 6- By Lane / Westerfield Lane
	Route 7- Old Norwich Road / Byron Road / Defoe Road
	Route 8- Highfield Road / Ashcroft Road / Larchcroft Road

Crest Strategic Projects

Henley Gate, Ipswich

## Traffic Management Scheme Plan

DRAWN:	CHECKED:	DATE:	SCALE:
H.J	C.E	19/05/2016	

DRAWING REFERENCE: **Figure 2**