

# Development Control Committee

## Wednesday 6 February 2019

### Late Papers

#### **Item 6 – DC/18/1167/FUL: La Grange House, Fordham Road, Newmarket, CB8 7AA**

1. Amended existing and proposed site plan (page 2)
2. Amended proposed site plan (page 3)
3. Please note within paragraph 2 the following wording should be removed “dwelling now has an internal courtyard” and “In addition, the western elevation is now straight and therefore is in closer proximity to the large beech tree”.  
For clarification the dwelling does not have an internal courtyard and is in the same position as the scheme which was previously approved in 2012 albeit with a smaller curtilage not including the swimming pool area.
4. Paragraph 3 should also include Shade Analysis (based on amended plans)
5. Please note within paragraph 32 the following wording should be removed “including an enclosed courtyard”.
6. Shade analysis and all amended plans available via the following link:  
<https://planning.westsuffolk.gov.uk/online-applications/applicationDetails.do?activeTab=documents&keyVal=PACPE6PDGWR00>



CATEGORY AND DEFINITION	
Trees unsuitable for retention	
Category U	Trees in such condition that they cannot necessarily be retained as living trees in the current land use for longer than 10 years
Trees to be considered for retention	
Category A	Trees of high quality with an estimated remaining life expectancy of at least 60 years
Category B	Trees of moderate quality with an estimated remaining life expectancy of at least 20 years
Category C	Trees of low quality with an estimated remaining life expectancy of at least 10 years, or young trees with a diameter greater than 100mm

North  
Direction

**LEGEND**

- Existing Tree/Hedge BS 5837:2012 Category A
- Existing Tree/Hedge BS 5837:2012 Category B
- Existing Tree/Hedge to be removed to allow for development BS 5837:2012 Category B
- Existing Tree/Hedge to be crown lifted to allow for development
- Existing Tree/Hedge BS 5837:2012 Category C
- Existing Tree/Hedge to be removed to allow for development BS 5837:2012 Category C
- Existing Tree/Hedge to be crown lifted to allow for development
- Existing Tree/Hedge BS 5837:2012 Category U
- Line of Root Protection Area (RPA) - calculated following guidelines set in BS 5837:2012
- Existing Tree/Hedge to be Removed BS 5837:2012 Category U
- Additional feature which doesn't meet BS 5837:2012 categorisation but is included for reference
- Dead or Dying Tree
- Area where presence of roots is unlikely due to existing tree building. Additional supervision required in the unlikely event that roots are found
- Line of precautionary Root Pruning in the unlikely event that roots are found
- Temporary protective surface/roadway during Construction Phase replaced with No Dig Final Phase
- Line of proposed temporary protective barrier
- Area of temporary Ground Protection

A 24.08.18 NT Based on KWA Architects drawing to 1086-P204 Rev 0  
 12.04.18 NT Based on KWA Architects drawing to 1086-P202 1 Drawing to 1086-P20  
 12.04.18 NT

The position, condition, and dimensions of the trees are based on a site survey undertaken on 04/04/18  
 \*The original of this drawing was produced in colour - a monochrome copy should not be relied upon\*



**HAYDEN'S**  
Arboricultural Consultants

© HAYDEN'S 2018

5 Moseleys Farm Business Centre  
Fordingham All Saints,  
Bury St Edmunds  
Suffolk IP28 6JY

Head Office: 01294 765391  
South West: 01723 867403  
www.treesurveys.co.uk Email: info@treesurveys.co.uk

KWA Architects (Cambridge) Ltd TS & AJA

La Grange House - Fordingham Road  
Newmarket - Suffolk - CB8 7AA

24.08.18 NT CIP:6697-D-AIA  
La Grange House

1:250 @ A1 JD 6697-D-AIA A

