



# Cedars Park Stowmarket

## Masterplan For The Strategic Development Area

# Strategic Development Area Stowmarket Masterplan

Adopted by Mid Suffolk District Council as Supplementary  
Planning Guidance to the Mid Suffolk Local Plan.  
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## Design Team

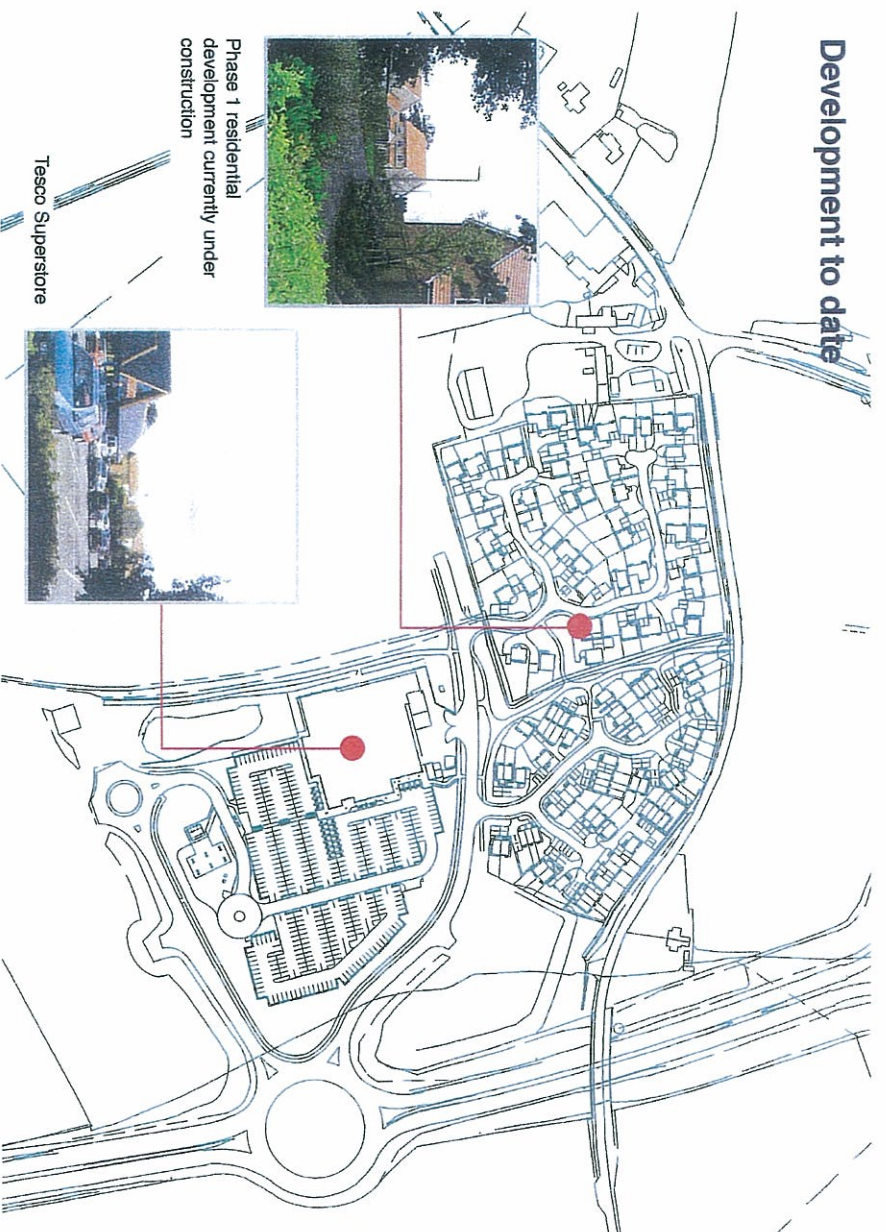
Cedars Park has been assembled and promoted for development by Crest Strategic Projects part of the Crest Nicholson Group and forms the major part of the Stowmarket Strategic Development Area (SDA).

The Masterplan has been prepared by Crest Strategic Projects in conjunction with HMY Landscape together with its other retained consultants and Crest Homes Eastern who are currently developing the first phase of residential development at Cedars Park.

The Masterplan explains the context of the development, sets out a proposed framework for development and illustrates some of the key principles upon which the Masterplan is based. Once approved by Mid Suffolk District Council, the Masterplan will provide a context for the consideration of future reserved matters applications and will help all parties to ensure that Cedars Park is developed in a comprehensive and co-ordinated manner.

 Crest Strategic Projects	 HMY Hide McCormick Young	 HMY HMY Landscape	 WSP GRAHAM DEVELOPMENT WSP Graham	 C R E S T Crest Homes (Eastern)
Site Promoter	Architect	Landscape Architect	Consulting Engineers	Housing Developer

## Development to date



Phase 1 residential development currently under construction



Tesco Superstore

## Current Status

Development within the SDA commenced in November 1993 with the construction of initial infrastructure and the Tesco Superstore.

On 24th August 1995 following detailed negotiations between Suffolk County Council, MSDC, Crest Strategic Projects and representatives of the various landowners, a Planning Framework Agreement was signed by all parties associated with the SDA setting out the means by which a comprehensively planned mixed use development will be realised.

In parallel a number of ancillary planning agreements were signed crystallising both outline and detailed planning permissions for the first phase of residential and commercial development on land to the east of the site adjacent to the Tesco Superstore which had opened for trade in November 1994.

Development arrangements included the establishment of the Stowmarket Transport Fund which will receive contributions from the development aimed at funding a new transport network incorporating the construction of the B1115 Feller Road.

The underdeveloped part of the SDA is now known as Cedars Park and is referred to as such throughout the remainder of this document.

## Background

The allocation of the Stowmarket Strategic Development Area (SDA) within the Mid Suffolk District Council (MSDC) adopted Local Plan recognises the role of Stowmarket to meet some of the external development pressures within Suffolk generally and the opportunity to provide wider residential and employment development opportunities for nearby parts of central Suffolk in particular.

The location of the SDA, on land to the eastern side of Stowmarket between the London to Norwich railway line to the south and the A14 to the north, was recognised as having the twin benefits of preventing encroachment towards the nearby villages and yet providing significant land, well related to the existing town, within well defined boundaries, without harm to the surrounding countryside.



## Key Points

- Principle of development established in MSDC Local Plan
- Arrangements for comprehensive development ratified in August 1995
- Initial phases of 106 dwellings ongoing
- Stowmarket Transport Fund established