

please see below the relevant planning applications which Haughley Parish Council supports:-

2379/14 Land at Bixby Avenue



Many thanks

Marilyn Bottomley
Clerk – Haughley Parish Council

Your Ref: MS/2379/14
Our Ref: 570\CON\1968\14
Date: 26 August 2014
Enquiries to: ColinBird
Tel: 01473 260400
Email: colin.bird@suffolk.gov.uk

The District Planning Officer
Mid Suffolk District Council
Council Offices
131 High Street
Needham Market
Ipswich
Suffolk
IP6 8DL

For the Attention of: Elizabeth Truscott

Dear Sir

**TOWN AND COUNTRY PLANNING ACT 1990
CONSULTATION RETURN MS/2379/14**

PROPOSAL: **The demolition of sixteen dwellings and the erection of twenty-four dwellings with associated external works and parking.**

LOCATION: **Land At, Bixby Avenue, Haughley**

ROAD CLASS:

Notice is hereby given that the County Council as Highway Authority make the following comments:

This site is located off Windgap Lane which is a substandard road with narrow sections where two vehicles cannot pass and sections with no footways. We would not support any significant increase of traffic using this road unless some of these issues can be addressed.

The proposal will provide some additional footways on Windgap Lane, either side of the junction with Bixby Avenue, which will improve highway safety where currently pedestrians have to walk in the carriageway. Dropped kerbs should be provided at the crossing point opposite St Marys Avenue.

The existing width of Bixby Avenue is substandard and makes it difficult for two vehicles to pass. The proposal is for an additional eight properties, although the size of property will generally be smaller reducing the intensification of use.

The existing road has a widened section halfway along which is frequently used for parking and there is no formal turning facility. The proposal includes a new turning head which, provided it is built to our standards and can be adopted as part of the public highway, would partly mitigate the problems caused by additional traffic.

The pedestrian route should not be diverted around the proposed turning head and dropped kerbs should be provided to allow pedestrians to cross at the desire line. It is not clear what levels are

proposed for the section to be block paved adoptable road given that dropped kerbs are proposed between the block paved road and the turning head.

Where accesses are to be provided directly onto the highway visibility splays of 2.4m x 43m must be provided.

The parking allocation shown on the site plan is generally satisfactory. I note that plot 12 has two spaces at the rear some distance from the dwelling. Given that the widened section of Bixby Avenue will remain in front of this property it is likely that vehicles will be parked here blocking a section of the highway which could otherwise be used as a passing bay on a narrow road.

I am generally satisfied the combination of improved footway provision on Windgap Lane and a turning facility on Bixby Avenue can mitigate some of the effects of additional traffic from this development. However, I remain concerned that Bixby Avenue is too narrow for an increase in traffic, particularly anything larger than a car, without provision of a passing facility. The existing widened section of Bixby Avenue which is to remain on the north side could provide a passing facility but is likely to be used for parking.

Yours faithfully

Mr Colin Bird
Development Management Engineer
Highway Network Improvement Services
Economy, Skills & Environment

PLANNING CONSULTATION RESPONSE

COMMUNITIES OFFICER (SPORTS)

OPEN SPACE, SPORT AND RECREATION STRATEGY

2379/14 – HAUGHLEY

1. Policy background.

- 1.1 In 2006 a Leisure Consultant was commissioned by Mid Suffolk District Council to undertake an Open Space, Sport and Recreation needs assessment. This Needs Assessment, along with Consultation Statement and Sustainability Appraisal were adopted by MSDC in October 2006 (Executive summary attached). This study has been used to assist the Council in its approach to plan for future provision and the protection of sports and play facilities across the District. This assessment has been a key document feeding into the production of the Local Development Framework. In particular the policies covering developers contributions to facility development.
- 1.2 The above documents provided the evidence base for the Council's adopted Supplementary Planning Document for Social Infrastructure including Open Space, Sport and Recreation (implemented February 2007). It provides details of the required facilities under each of the categories for which developer contributions are required.
- 1.3 As a result of the above an 'Open Space, Sport and Recreation Strategy' has been adopted informing the Council of the districts current and future needs up until 2021. This strategy is a working document, which is continually monitored and updated.
- 1.4 This Strategy, as a result of significant community consultation, provides the Council with a clear indication of where new open space, sport and recreation facilities are needed in Mid Suffolk from 2007.
- 1.5 The Strategy is in accordance with the Council's adopted Supplementary Planning Document for Social Infrastructure including Open Space, Sport and Recreation (reported to Environmental Policy Panel February 2006 and adopted in October 2006 and implemented in February 2007).
- 1.6 Consultation responses will demonstrate a clear linkage between the contribution sought and the development proposed, providing up-to-date information which meets the statutory tests set out in regulations 122 and 123 of the CIL Regulations 2010.

2. 2379/14 – Haughley

- 2.1 This application is proposing the demolition of 16 dwellings (4x2 bed and 10x3 bed dwellings – total 60 persons) and the erection of 24 dwellings (6x1 bed, 12x2 bed, 2x3 bed, 2x4 bed and 2x unknown – total 66 persons). Taking into account the existing dwellings to be demolished the contribution for this application is based on the 6 additional persons in accordance with the Council's adopted Supplementary Planning Document for Social Infrastructure including Open Space, Sport and Recreation is £11,010.00. This broken down as follows:

Play Areas	£ 1914
Outdoor Pitches (Football, Cricket, Rugby, Hockey)	£ 4182
Informal recreation space	£ 612
Village Halls and Community Centre	£ 1704

Swimming pools	£ 576
Sports Halls	£ 1080
Outdoor other sports pitches (including tennis, bowls, netball and FMGA)	£ 810
STP	£ 132
Total	£ 11010

3. Justification of Need

- 3.1 The Open Space, Sport and Recreation Strategy recognises the need to improve existing village hall facilities in the ward of Haughley. This includes the parishes of Haughley and Wetherden. There is a current project to raise funds for enhancements to Haughley Village Hall, which will provide improved facilities for youth activities as well as improving the overall layout of the hall to make it more useable by a larger number of groups. The heating system is also in need of replacement for which funding is being sought. There is also a project in Wetherden to improve the play area and sports facilities and they are about to begin fundraising to improve the kitchen facilities at the Village Hall.

Local sports facilities require investment including at the Bowls Clubs, Football Clubs, Tennis Club, Rugby club and Cricket clubs to ensure they can better serve the growing needs of the community. Both the playing facilities and ancillary facilities require investment.

Major new sports facilities are planned for Stowmarket in the evolving Stowmarket Area Action Plan. Contributions from across the district are being pooled to assist with the financial provision of these new facilities which will serve the residents of Haughley. There is also the proposal to provide a new artificial pitch in Mendlesham which is in the Stowupland Sub-District with Haughley.

The Swimming Pool at Stowmarket which serves the needs of Haughley requires replacement in the medium term and funds are being collected for this purpose. The existing pool which in any case will in the very least require significant refurbishment in the future because of age, deterioration and changing demands.

All the large sport halls within the district, including those that are used by the residents of Haughley will also require also significant upgrading in the near future.

Six strategic Multi-use games Areas (with floodlighting) are proposed based on a sub-district basis. There are existing plans in the Stowupland Sub-District for this provision in which Haughley is located. In Haughley they are currently looking into providing an outdoor court for basketball and the refurbishment of their existing skate park to meet the growing needs of the local population.

There are dedicated accounts to enable contributions to be accumulated to enable the above developments and improvements to be made.

EXECUTIVE SUMMARY (extracts from the Needs Assessment)

Playing pitches and other outdoor facilities

- **Football** - By 2021 there is an estimated requirement for 119 football pitches, comprising 60 senior and youth pitches, 37 junior and 22 mini over the whole district. There is thus a projected shortfall of 26 pitches overall, comprising 27 junior and 2 mini. This can be alleviated by means of new pitch provision in appropriate locations, improvements to existing pitches to ensure more intensive or by bringing school pitches into secured community use.

- **Cricket** - Three additional cricket pitches can be justified to meet future needs, probably in the Stowmarket, Needham Market and Woolpit areas, giving a future pitch requirement of 21 in total. Some pitch and facility improvements are also required throughout the district.
- **Rugby Union** - Pitch provision for rugby union requires 6 pitches in total by 2021, or the equivalent of 2 additional pitches, to be located in Stowmarket, preferably in conjunction with the existing club, and some improvements to ancillary facilities are required.
- **Hockey** - One additional STP capable of accommodating hockey is required up to 2021 in the Stowmarket area, possibly in conjunction with a school site. Significant refurbishment and improvements are necessary to the existing hockey facilities at Weybread.
- **Bowls** - No additional bowls greens are required up to 2012, as the potential demand from the increasing and ageing population is likely to be met at existing greens and clubs. However quality improvements, including the possibility of enhancement of some greens to an all weather surface, are required. All existing greens should be retained to meet additional local need, and development programmes actively promoted, particularly among younger people.
- **Tennis** - To allow clubs to develop juniors, accommodate additional adult members and meet LTA priorities, a further 10 courts are required at existing clubs to 2021. All existing courts should be retained and where necessary improved and renovated, to permit recreational tennis and allow any casual play generated.
- **Netball** - Changes in demand for additional facilities for netball are unlikely to be significant, but any new facilities required should be provided in conjunction with a network on new FMGAs. No new courts specifically for netball are therefore considered necessary. Some minor quality improvements to existing courts and ancillary facilities are required.
- **FMGAs** - New 2 court FMGAs can be justified in 6 additional locations in the main towns and villages, and single courts should be provided in 9 further smaller villages, and improvements to some existing facilities implemented.

Informal recreation space

- The precise demand for casual informal recreational space in the future is difficult to predict accurately and the future standard based on existing provision throughout the district of 0.6 ha. per 1000 population is proposed. Meaningful provision of informal recreation space requires an area of at least 0.2 has, and it is likely that a development of 300 houses would be necessary to require on-site provision. In most cases therefore, accessible off-site provision is therefore more appropriate, though consideration should be given to the enhancement of existing areas as an alternative to new provision.

Play facilities

- **TOPS and JOPs**: The priorities for new junior and toddlers play facilities are the main settlements of Stowmarket and Needham Market, together with Bacton, Bramford, Claydon and Barham, Elmswell, Eye, Haughley, Thurston, Walsham le Willows and Woolpit..
- **YOPS**: The following settlements are large enough to justify at least one YOP but have no such provision currently: Bacton, Barham, Bramford, Claydon, Debenham, Elmswell, Gt Blakenham, Mendlesham, Stradbroke and Thurston, and enhanced provision should be made in Stowmarket and Needham Market.

Built facilities

- **Sports halls** - by 2021, 7 sports halls, comprising 28 courts, should be available throughout the district to meet the needs of the wider community. These should be located to satisfy demand from existing and future centres of population. A number of possible options are available to meet these requirements:
 - A replacement 6 court hall in Stowmarket or the addition of 2 courts at the existing Mid Suffolk Leisure Centre
 - Formal community use of the five existing halls on High School sites, including any necessary alterations and extensions to encourage and facilitate community use
 - Development of one/two court halls in 2 strategic locations in the rural areas.
 In addition, it must be acknowledged that all the existing centres, which for the most part were built in the 1970s and 80s, will be coming to the end of their useful life by 2021 and will require at the very least significant refurbishment.
- **Swimming pools** – the apparent existing shortfall, coupled with significant population growth in the district, mainly in the larger settlements, suggests that further swimming provision could be justified, subject to more detailed feasibility. A number of options include:
 - Additional water space in Stowmarket, including the replacement of the existing pool by a larger facility
 - One or two new small community pools in strategic locations in the rural parts of the district (e.g. in the west), the A14 corridor (e.g. Needham Market/Claydon or Elmswell) or in conjunction with existing sports facilities on high school sites (e.g. Thurston), subject to formal Community Use Agreements
 In addition, as with sports centres, the two existing pools will in any case require significant refurbishment by 2021 because of age, deterioration and changing demands.
- **Indoor bowls** - there are sufficient facilities in Mid Suffolk for indoor bowls now and up to 2021, although a growing and ageing population will increase demand and impose pressures on existing facilities, and there is no allowance made for any development initiatives planned by the centres and governing bodies which could stimulate participation. Over the timescale envisaged there will also be a need to consider refurbishment of both bowls centres.
- **STPs** - in accordance with a local standard of one STP per 30,000 population in Mid Suffolk, there is a shortfall of up to two STPs in the district. The options for future provision therefore include:
 - The provision of an additional STP in the Stowmarket area
 - The possibility, subject to a more detailed feasibility study, of one further STP on a high school site in conjunction with existing sports facilities, and the establishment of a formally adopted Community Use Agreements.
 By 2021 (and indeed well in advance of this) significant refurbishment of the existing STPs at Weybread, including the short-term replacement of the existing sand filled surface, will be necessary.
- **Village/community halls.** Current provision of village halls and community centres in the district is estimated at about 1 hall per 1000 population or the equivalent of 150m² per 1000 population. This standard should be adopted for future provision, and used primarily to effect improvements to existing facilities to enable sport and recreation to take place in villages, though new provision might be justified in larger developments.

Future standards of provision

Future provision of sports and play facilities should be made in accordance with the following standards.

Table 1	
Playing pitches	1.6 ha/1000
Other outdoor sport	0.12 ha/1000
FMGAs	0.04 ha/1000

All outdoor sport	1.76 ha/1000
Informal recreation space	0.6 ha/1000
Play	0.2 ha/1000
Sports halls	0.26 courts/1000
Swimming pools	9.18 m ² /1000
STPs	0.03 pitches/1000
Village/community halls	150 m ² /1000

**Changes made to tables 2 and 3 of the SPD to account for inflationary increases
2010/11**

Individual dwellings and up to 9 dwellings will contribute to:-			
	M ² per person	Provision cost £ per m ²	Contribution cost: £ per person
Village Halls and Community Centre	0.15	1,893	284
Swimming pools	0.00919	10,446	96
Sports Halls	0.0395	4,557	180
Outdoor other sports pitches (including tennis, bowls, netball and FMGA)	1.6	84.4	135
STP	0.18	122.2	22
TOTAL CONTRIBUTION PER PERSON			717

The table below shows the additional contributions required per person for developments of 10 or more dwellings (these will be combined with the table above):

Ten or more dwellings will also contribute to :-			
	M ² per person	Provision cost £ per m ²	Contribution cost: £ per person
Play Areas	2.0	159.5	319
Outdoor Pitches (Football, Cricket, Rugby, Hockey)	16.0	43.6	697
Informal recreation space	6.0	17	102
ADDITIONAL CONTRIBUTION PER PERSON			1118

Community Facilities, Open Space, Sport and Recreation Contributions

Category	m ² per person	Provision cost: £ per m ²	Contribution cost: £ per person
Outdoor pitches	16.0	43.6	697
Outdoor other sports facilities	1.6	84.4	135
Children's Play	2.0	159.5	319
Village halls and community centres	0.15	1,893	284
Swimming pools	0.00919	10,446	96
Sports halls	0.0395	4,557	180
STP	0.18	122.2	22
Informal recreation space	6.0	17	102

TOTAL CONTRIBUTION PER PERSON FOR DEVELOPMENTS OF MORE THAN 10 DWELLINGS

1835

Strategic Housing Consultation response to application No.2379/14 – The demolition of sixteen dwellings and the erection of 24 dwellings and associated external works and parking.

To: Elizabeth Truscott

From: Julie Abbey-Taylor

Date 12.8.2014

Key Points.

1. The Parish of haughley is a key service centre within the Council's reviewed Core Strategy document, and demonstrates a significant housing need. This site triggers policy HS04 and sits mainly within the existing development boundary for Woolpit, with the exception of the adjoining strip of land to the rear of the existing Council homes which is outside the village envelope and will be considered in terms of a rural exception site. The Altered H4 policy requires the site within the village envelope to provide up to 35% affordable housing.
2. In this instance the whole of the site is intended for affordable housing provision as the proposal is a redevelopment of the existing sub-standard Unity homes and the erection of new homes built to code 3+. The initial decision to proceed with a redevelopment of this site was taken by the Council's Executive Committee in late 2010. The redevelopment of this housing stock has been back to Executive Committee several times since then and its progress has been seen as a corporate priority to deliver.
3. Tranche 1 of the redevelopment already has planning permission and the applicant (Orbit Housing Association) is already on site building the 8 new homes approved in nearby Denny Avenue application No. 2805/13.

Affordable Housing Needs Assessment.

4. The proposed mix has been reached following a detailed analysis of the needs of the existing tenants and owner occupiers on the site and the spread of applicants on the Council's Housing register awaiting rehousing. The priority has been to get the right mix for the existing tenants and our Allocations and Strategic Housing teams have worked closely with Orbit HA to get the right mix of units to meet existing and future housing needs. The type of property in highest need on the housing register is one and two bedroomed units. The type of units most in need for existing tenants is for 2, 3 and 4 bed units – so hence a balance has been struck between the two needs groups.
5. The unit mix proposed in this application is for 24 new homes, consisting of:

2 x 1 bed 2 person bungalows
3 x 2 bed 3 person bungalows
4 x 1 bed 2 person houses
9 x 2 bed 4 person houses
4 x 3 bed 5 person houses
2 x 4 bed 6 person houses

6. Parking has been a problem in this part of Haughley with the majority of parking on the road layby– the application proposes in curtilage parking for most of the homes. This will provide a tangible visual improvement and assist with an improved traffic flow and access for emergency vehicles.
7. This second tranche of redevelopment is designed to continue on from the Tranche 1 development which is on site in Denny Avenue, with demolition, if the application is successful being planned for March/April 2015.
8. Of the 16 dwellings included in the demolition schedule – 4 are already empty leaving 12 households to be accommodated in the new development – most of whom will move into the tranche 1 dwellings currently being built in Denny Ave. The remaining Council properties in Bixby Avenue that are not part of this proposal because they are attached to owner occupied properties will be repaired and retained as Council homes.
9. Orbit HA submitted this scheme to the Homes & Communities Agency for grant funding in the 2015 – 18 Affordable Homes Programme and at the end of July, Orbit were advised that their grant application had been accepted. Grant levels have generally reduced over the past 10 years and grant rate averages allocated for 2015-18 seem to be in the region of £15k - £20k per unit. The allocation for this scheme is higher than the average in recognition of the higher development costs which include demolition of existing units and the cost of relocating the existing tenants and owner occupiers.

The Strategic Housing Team have no hesitation in supporting this application and granting of planning permission will end the uncertainty experienced by the existing residents during the past 3 - 4 years.

Regards,

Julie Abbey-Taylor

Corporate Manager – Strategic Housing



Your ref: 2379/14
Our ref: Haughley – land at Bixby Avenue
Date: 05 August 2014
Enquiries to: Neil McManus
Tel: 01473 264121 or 07973 640625
Email: neil.mcmanus@suffolk.gov.uk

Ms Elizabeth Truscott,
Planning Services,
Mid Suffolk District Council,
Council Offices,
131 High Street,
Needham Market,
Ipswich,
Suffolk, IP6 8DL.

Dear Elizabeth,

Haughley: land at Bixby Avenue – 2379/14 - developer contributions


I refer to the above planning application for the demolition of 16 dwellings and the erection of 24 dwellings on land at Bixby Avenue in Haughley.

The agreed county-wide threshold which triggers a corporate infrastructure assessment is 10 dwellings and above, so as this scheme is for a net increase of 8 dwellings we will not be making an assessment of education needs. However, if the scheme is approved we still require notification in order to update our school forecasts.

However I would draw attention to the fact that this scheme is part of the Unity Project tranche 2 being delivered by Orbit Homes in partnership with Mid Suffolk which includes similar re-provision schemes in Woolpit and Stowmarket as well as this scheme in Haughley. In view of viability issues it has been agreed that whilst the infrastructure requirements will be separately assessed against each individual scheme there may be an element of cross-subsidy in terms of developer contributions i.e. the Stowmarket scheme application which is still to be submitted will require education mitigation.

I have copied to Peter Black (SCC Highways) and Jeff Horner (SCC SuDS) in case there are any matters they wish to comment on.

Yours sincerely,


Neil McManus BSc (Hons) MRICS
Development Contributions Manager
Economy Skills & Environment

cc Peter Black, Suffolk County Council
Dave Watson, Suffolk County Council
Jeff Horner, Suffolk County Council

From: Pittam, Nathan [mailto:Nathan.Pittam@babergh.gov.uk]
Sent: 06 October 2014 12:47
To: Planning Admin
Cc: Elizabeth Truscott
Subject: 2379/14/FUL. EH - Land Contamination

**2379/14/FUL. EH - Land Contamination.
SH, Street Record, Bixby Avenue, Haughley, STOWMARKET, Suffolk.
The demolition of sixteen dwellings and the erection of twenty-four dwellings
with associated external works and parking.**

Many thanks for your request for comments in relation to the above application in light of the newly submitted contamination report. I have reviewed the contamination report and there does not appear to be any cause for concern at the site based on the information submitted. No soil samples taken from the site demonstrate concentrations of contaminants that are likely to cause concern and as such I remove my previous recommendation for a condition to be imposed on the development to further investigate the site. As with all applications we would request that developers remain vigilant during the development and contact us in the event of unexpected ground conditions being encountered during construction and that the developer is made aware that the responsibility for the safe development of the site lies with them.

Regards

Nathan

Dr. Nathan Pittam
Senior Environmental Management Officer - Environmental Protection
Babergh and Mid Suffolk District Council - Working Together
t: 01449 724715
e: nathan.pittam@babergh.gov.uk
w: www.babergh.gov.uk www.midsuffolk.gov.uk

BABERGH/MID SUFFOLK DISTRICT COUNCIL**MEMORANDUM**

TO: Chief Planning Control Officer For the attention of: Planning

FROM: Nathan Pittam, Environmental Protection Team DATE: 18.8.14

YOUR REF: 2379/14

SUBJECT: The demolition of sixteen dwellings and the erection of twenty-four dwellings with associated external works and parking.
Address: SH, Street Record, Bixby Avenue, Haughley, STOWMARKET, Suffolk.

Please find below my comments regarding contaminated land matters only.

The Environmental Protection Team has no objection to the proposed development, but would recommend that the following Planning Condition be attached to any planning permission:

Proposed Condition: Standard Contaminated Land Condition (CL01)

No development shall take place until:

- 1. A strategy for investigating any contamination present on site (including ground gases, where appropriate) has been submitted for approval by the Local Planning Authority.*
- 2. Following approval of the strategy, an investigation shall be carried out in accordance with the strategy.*
- 3. A written report shall be submitted detailing the findings of the investigation referred to in (2) above, and an assessment of the risk posed to receptors by the contamination (including ground gases, where appropriate) for approval by the Local Planning Authority. Subject to the risk assessment, the report shall include a Remediation Scheme as required.*
- 4. Any remediation work shall be carried out in accordance with the approved Remediation Scheme.*
- 5. Following remediation, evidence shall be provided to the Local Planning Authority verifying that remediation has been carried out in accordance with the approved Remediation Scheme.*

Reason: To identify the extent and mitigate risk to the public, the wider environment and buildings arising from land contamination.

It is important that the following advisory comments are included in any notes accompanying the Decision Notice:

"There is a suspicion that the site may be contaminated or affected by ground gases. You should be aware that the responsibility for the safe development and secure occupancy of the site rests with the developer.

Unless agreed with the Local Planning Authority, you must not carry out any development work (including demolition or site preparation) until the requirements of the condition have been met, or without the prior approval of the Local Planning Authority.

The developer shall ensure that any reports relating to site investigations and subsequent remediation strategies shall be forwarded for comment to the following bodies:

- ***Local Planning Authority***
- ***Environmental Services***
- ***Building Inspector***
- ***Environment Agency***

Any site investigations and remediation strategies in respect of site contamination (including ground gases, where appropriate) shall be carried out in accordance with current approved standards and codes of practice.

The applicant/developer is advised, in connection with the above condition(s) requiring the submission of a strategy to establish the presence of land contaminants and any necessary investigation and remediation measures, to contact the Council's Environmental Protection Team."

**Nathan Pittam
Senior Environmental Management Officer**

NOT PROTECTIVELY MARKED


Suffolk Fire and Rescue Service

Fire Business Support Team
 Floor 3, Block 2
 Endeavour House
 8 Russell Road
 Ipswich, Suffolk
 IP1 2BX

Mid Suffolk District Council
 Planning Department
 131 High Street
 Needham Market
 Ipswich
 IP6 8DL

Your Ref: 2379/14
 Our Ref: FS/F221280
 Enquiries to: Angela Kempen
 Direct Line: 01473 280588
 E-mail: Fire.BusinessSupport@suffolk.gov.uk
 Web Address: <http://www.suffolk.gov.uk>

Dear Sirs

Bixby Avenue, Haughley, Stowmarket
Planning Application No: 2379/14

I refer to the above application.

Date:	11/08/2014
MID SUFFOLK DISTRICT COUNCIL PLANNING CONTROL RECEIVED	
12 AUG 2014	
ACKNOWLEDGED
DATE
PASS TO	ET

The plans have been inspected by the Water Officer who has the following comments to make.

Access and Fire Fighting Facilities

Access to buildings for fire appliances and firefighters must meet with the requirements specified in Building Regulations Approved Document B, (Fire Safety), 2006 Edition, incorporating 2010 and 2013 amendments Volume 1 - Part B5, Section 11 dwelling houses, and, similarly, Volume 2, Part B5, Sections 16 and 17 in the case of buildings other than dwelling houses. These requirements may be satisfied with other equivalent standards relating to access for fire fighting, in which case those standards should be quoted in correspondence.

Suffolk Fire and Rescue Service also requires a minimum carrying capacity for hard standing for pumping/high reach appliances of 15/26 tonnes, not 12.5 tonnes as detailed in the Building Regulations 2000 Approved Document B, 2006 Edition, incorporating 2010 and 2013 amendments.

Water Supplies

No additional water supply for fire fighting purposes is required in respect of this planning application.

Fire hydrant 110394 in the immediate location to this proposal must be protected and made available at all times during the build. The Fire Authority will not be held liable for any damage or replacement.

Continued/

NOT PROTECTIVELY MARKED

Suffolk Fire and Rescue Service recommends that proper consideration be given to the potential life safety, economic, environmental and social benefits derived from the provision of an automatic fire sprinkler system. (Please see sprinkler information enclosed with this letter).

Consultation should be made with the Water Authorities to determine flow rates in all cases.

Should you need any further advice or information on access and fire fighting facilities, you are advised to contact your local Building Control in the first instance. For further advice and information regarding water supplies, please contact the Water Officer at the above headquarters.

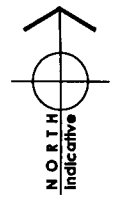
Yours faithfully



**Mrs A Kempen
Water Officer**

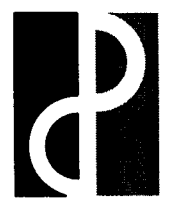
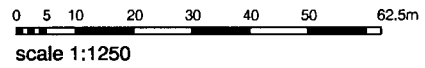
**Copy: Mr P Dunthorne, The design Partnership, Claremont House, 10 Station Road,
Chatteris, Cambs PE16 6AG
Enc: Sprinkler information letter**

DO NOT SCALE FROM THIS DRAWING
THE GENERAL CONTRACTOR IS TO CHECK ALL DIMENSIONS ON SITE AND REPORT ANY DISCREPANCIES TO THE SUPERVISING OFFICER.
ALL DIMENSIONS ARE SHOWN IN mm UNLESS OTHERWISE STATED.



TRANCHE 1
(PLANNING APPLICATION
2805/13)

LOCATION PLAN



The Design Partnership

The Design Partnership (Ely) Ltd.
Claremont House, 10 Station Road,
Chatteris, Cambridgeshire,
PE16 6AG

Tel: 01354 693111

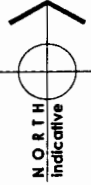
Job Title

Proposed Development of 24 Dwellings at
Bixby Avenue, Haughley for Orbit Homes

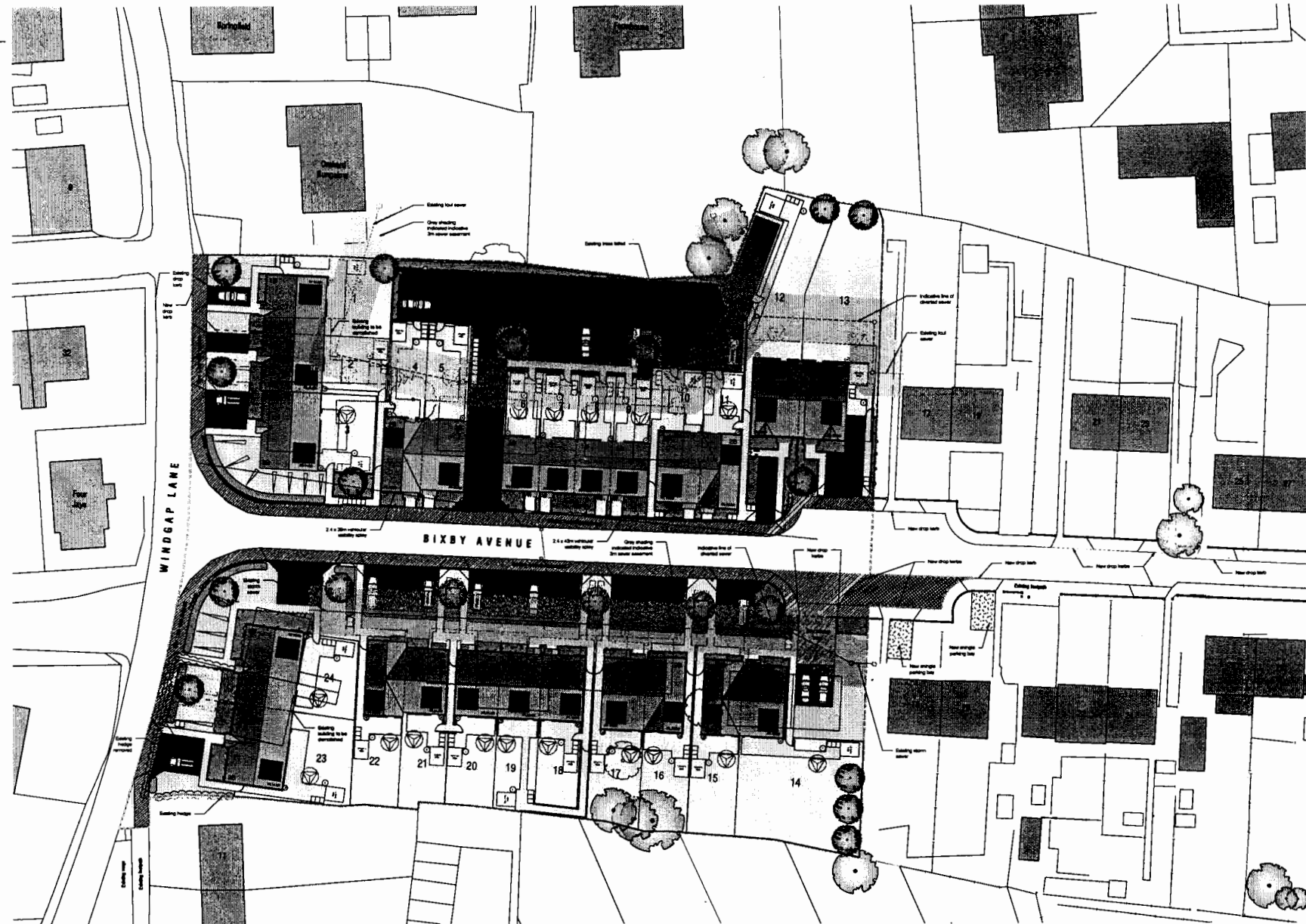
Drawing Title

PLANNING SUBMISSION
Location Plan

Date	Scale	Drwn	Dwg. No.	Rev.
July 2014	1:1250 @ A4	GL	ORB.656.P02	



70



DO NOT SCALE FROM THIS DRAWING.
 THE GENERAL CONTRACTOR IS TO CHECK ALL DIMENSIONS ON SITE AND REPORT ANY DISCREPANCIES TO THE SUPERVISOR OFFICER.
 ALL DIMENSIONS ARE SHOWN IN FEET UNLESS OTHERWISE STATED.

- NOTES:
- PLAN KEY:
- SURFACES**
- Treated Asphaltic Trenching Head and Pavement
 - Concrete to asphaltic slabs to be approved of Bulfinch County Council Highway Department
 - Black Paved Asphaltic Road
 - Existing kerb to parking area to be constructed with black paving.
 - Road / kerb paving area to be constructed with black paving between the existing road / kerb paving area and black paving to subdivide the site of the road. Paving area to be constructed to appropriate standards to approval of Bulfinch County Council Highway Department.
 - Black Paved Asphaltic Road and Kerb
 - Road paving with black paving. Type and colour of block to be approved by local planning authority.
 - Asphaltic Paths / Paths to Driveways
 - All paths of treated asphaltic, wherever new pavements and paths to be formed with 40mm/20mm paving stones to approval of local planning authority.
 - Old Area Existing Paving Road
 - Paving stones to be provided to appropriate standards where required. Paving specified to be provided to appropriate standards to approval of Bulfinch County Council Highway Department.
- EXISTING LIGHTING**
- Existing lighting to be replaced by the lighting engineer to appropriate standards to approval of the Professional Lighting Officer and local planning authority.
- PLANT**
- Proposed Plant Levels
 - Indicate Proposed Plant Levels

- SOFT LANDSCAPING**
- New Grass
 - Areas to be formed to landscape designer's proposal.
 - Plant Specimens / Ornamental Trees
 - Areas to be formed to landscape designer's proposal.
 - Existing Trees
 - Existing trees to be retained / off site trees.
 - Proposed New Trees
 - Proposed trees to be retained / off site trees to be agreed with local authority. Refer to landscape designer's proposal.
 - Soft Landscaping / Paving
 - Indicate location of proposed new areas / landscape planting to be agreed with local authority. Refer to landscape designer's proposal.

- BOUNDARY TREATMENTS**
- 1.2m Fences with 0.6m Traffic Trapping
 - 1.8m High Stone Retaining Walls or concrete walls with 0.6m traffic traps. Heighting to be agreed with local authority. Refer to design specification with a minimum clear width of 0.6m.
 - 1.8m Fences
 - 1.8m Fences located within kerb on covered roads. Heighting to be agreed with local authority. Refer to design specification with a minimum clear width of 0.6m. Where gates to be used with a minimum clear width of 0.6m.
 - Stone Wall Fences
 - Fences 400mm high stone wall fences.
- CONCRETE**
- Slab
 - Terrace garden area or solid base with secure storage for minimum 3 vehicles and half area of slab storage.
 - Area / Paving
 - Proposed location of paved area / area reduction.
 - White Surf
 - Proposed location of 200mm concrete slab.
 - Proposed location of 200mm concrete slab.
 - Coloured Area
 - Indicate location of epoxy stone area.

The Design Partnership

The Design Partnership (P) Ltd
 Clarendon House, 10 Station Road,
 Clarendon, Cambridge CB2 3RQ
 Tel: 01354 922111

Job Title
 Proposed Development of 24 Dwellings at
 Bixby Avenue, Haughley for
 Orbit Homes

Drawing Title
 PLANNING SUBMISSION
 Site Plan

Revision	Date	Amendment
A	July 14	House numbers corrected
B	Sept 14	Highways amendments & levels

Date	Scale	Drawn	Check	Design No.	Rev.
July 2014	1:250 @ A1	GL	GL	ORB.806.P01	B

SITE PLAN - Proposed
 Scale 1:250

Development Summary:

Bungalow	1 bedroom	2 person	3	Plot 1,2
House	1 bedroom	2 person	4	Plot 6,7,8,9
Bungalow	2 bedroom	4 person	3	Plot 5,8,9,24
House	3 bedroom	4 person	4	Plot 4,11,16,14,16,18,20,21,22
House	3 bedroom	4 person	4	Plot 6,10,14,17
House	4 bedroom	5 person	2	Plot 18,19
TOTAL			24	Dwellings

Site Area approx. 0.68ha
 Development density = 37 dwellings per hectare
 47 parking spaces

CONTRACTOR SHALL VERIFY THE DIMENSIONS
 REPORT ANY DISCREPANCIES TO THE SURVEYING OFFICE
 ALL DIMENSIONS ARE SHOWN IN THIS PLAN UNLESS OTHERWISE STATED.



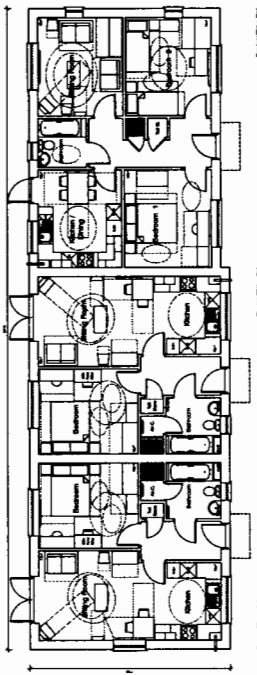
Side Elevation
 PLOTS 1-3
 Scale 1:100

Front Elevation
 PLOTS 1-3
 Scale 1:100

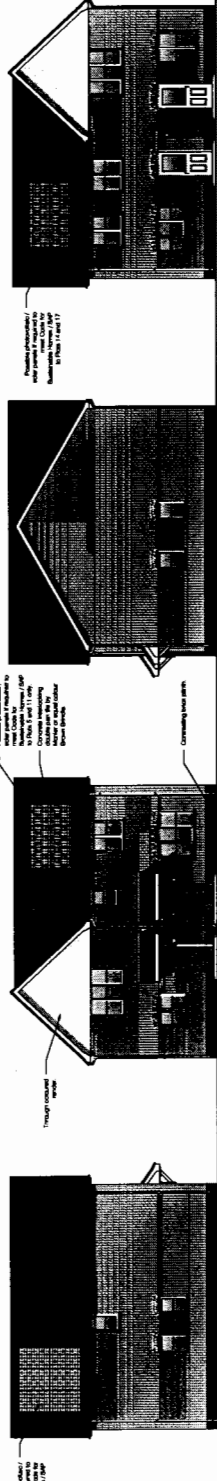
Side Elevation
 PLOTS 1-3
 Scale 1:100

Rear Elevation
 PLOTS 1-3
 Scale 1:100

- Notes:**
- 1. All dimensions are in feet and inches.
 - 2. All elevations are shown in this plan unless otherwise stated.
 - 3. All elevations are shown in this plan unless otherwise stated.
 - 4. All elevations are shown in this plan unless otherwise stated.
 - 5. All elevations are shown in this plan unless otherwise stated.
 - 6. All elevations are shown in this plan unless otherwise stated.
 - 7. All elevations are shown in this plan unless otherwise stated.
 - 8. All elevations are shown in this plan unless otherwise stated.
 - 9. All elevations are shown in this plan unless otherwise stated.
 - 10. All elevations are shown in this plan unless otherwise stated.



Ground Floor Plan
 PLOTS 1-3
 Scale 1:100

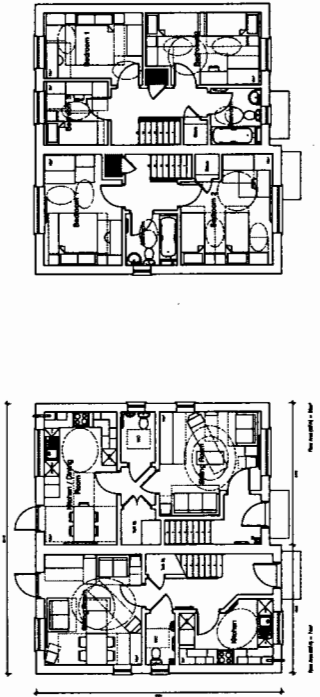


Side Elevation
 PLOTS 4-6, 10-11 & 14-17
 Scale 1:100

Front Elevation
 PLOTS 4-6, 10-11 & 14-17
 Scale 1:100

Side Elevation
 PLOTS 4-6, 10-11 & 14-17
 Scale 1:100

Rear Elevation
 PLOTS 4-6, 10-11 & 14-17
 Scale 1:100



First Floor Plan
 PLOTS 4-6, 10-11 & 14-17
 Scale 1:100

The Design Partnership
 The Design Partnership, 8011 St.
 Community Center, 10000 10th St.,
 P.O. Box 10000, Houston, TX 77036
 Tel: (281) 866-1111
 Fax: (281) 866-1111

Job No: 1000000011
 Date: July 2014
 Scale: 1:10000A1
 Drawn By: [Name]
 Checked By: [Name]
 Proposed Development of 24 Dwellings at
 Bobby Avenue, Haughley for
 Orbit Homes

PLANNING SUBMISSION
 Plans and Elevations
 Plots 1-5, 10-11 & 14-17

Drawn No: [Number]
 Date: July 2014
 Scale: 1:10000A1
 Drawn By: [Name]
 Checked By: [Name]

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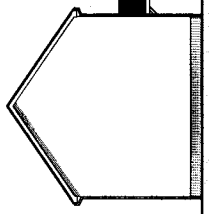
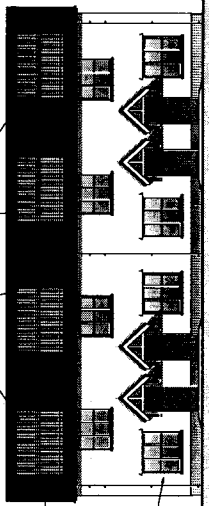
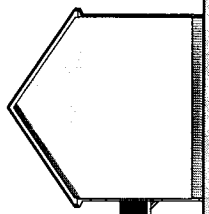
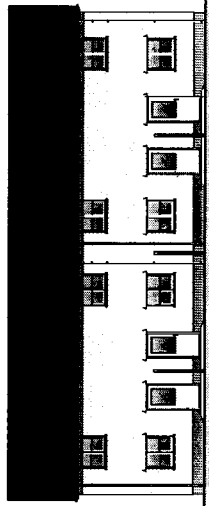
- Materials:**
- Brick - Red brick to be used for exterior walls.
 - Siding - White horizontal lap siding to be used for exterior walls.
 - Windows - Double hung windows with white frames.
 - Doors - Solid wood doors with white frames.
 - Stairs - Solid wood stairs with white balustrade.
 - Floors - Solid wood floors in living areas, carpet in bedrooms and bathrooms.
 - Ceilings - Drop ceiling in living areas, solid wood ceiling in bedrooms and bathrooms.
 - Roofing - Asph/Flt shingles to be used for roof.
 - Foundation - Foundation to be made of concrete.
 - Paint and Stain - White paint, stain to be used for woodwork.

The Design Partnership
 The Design Partnership (DTP) Ltd
 1000 Highway 103, Suite 100
 Cambridge, Ontario N1R 1B4
 Tel: (519) 887-1111
 Fax: (519) 887-0272

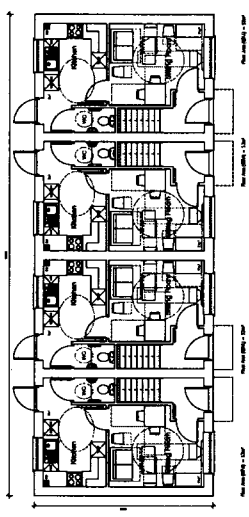
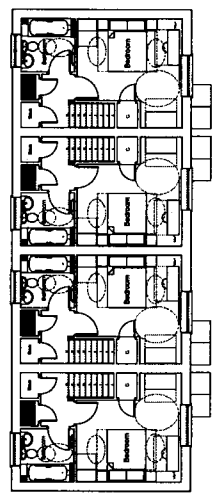
Job No: Proposed Development of 24 Dwellings at
 Bobby Avenue, Haughey for
 Oak Homes

Drawing No: PLANNING SUBMISSION
 Plans and Elevations
 PLOTS 6-9 & 12-13

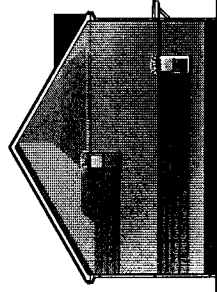
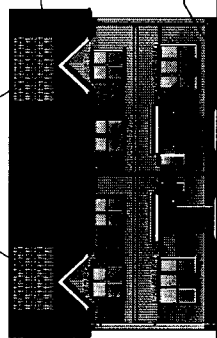
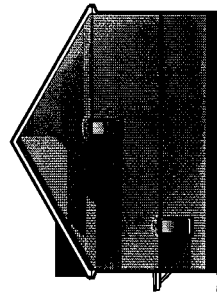
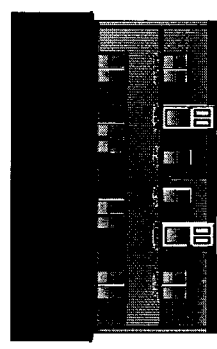
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 Drawn By: DRB
 Check By: DRB
 Date: DRB-696-P04



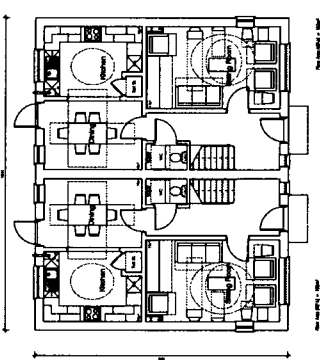
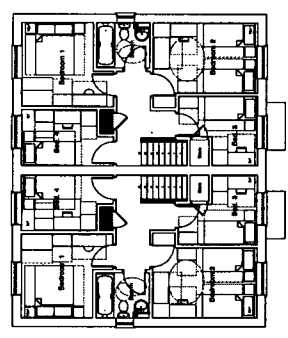
Rear Elevation
 Side Elevation
 Front Elevation
 Side Elevation



First Floor Plan
 Ground Floor Plan

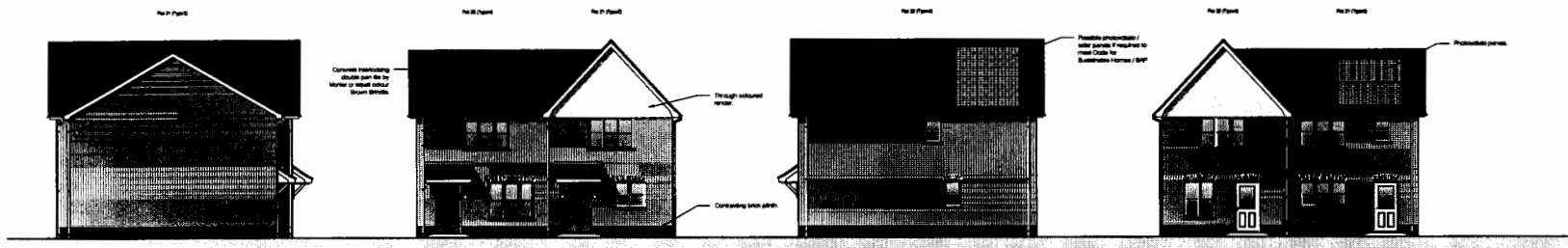


Rear Elevation
 Side Elevation
 Front Elevation
 Side Elevation



First Floor Plan
 Ground Floor Plan

DO NOT SCALE FROM THIS DRAWING
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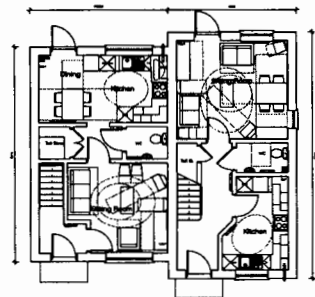


Side Elevation
 PLOTS - 21-22

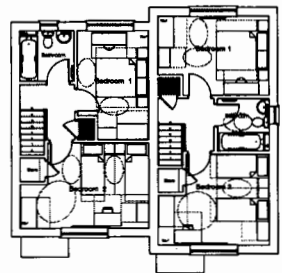
Front Elevation

Side Elevation

Rear Elevation

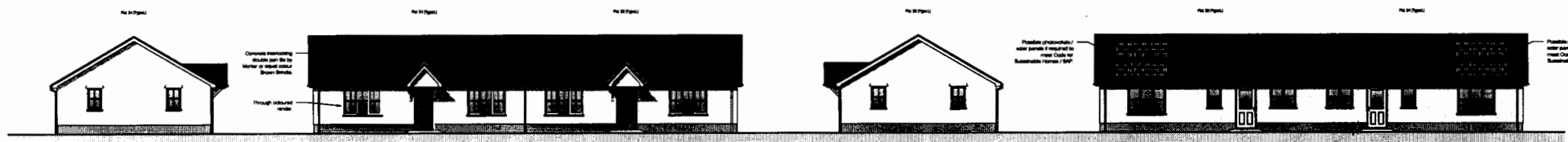


Ground Floor Plan
 PLOTS - 21-22



First Floor Plan

- Materials**
- Roof Tiles - as indicated.
 - Brick - Red facing brick as approved of local authority.
 - Flint Sides - Brown facing brick as approved of local authority.
 - Render - Through ceiling render. White. Flat or smooth. Subject to be agreed with local authority.
 - Windows - Heavy PVCu with applied glazing bars. Best integrity and security. Frames set back from wall face to provide 20mm clear reveal.
 - Window Cills - Cast stone or quality (20mm deep). Window frames to be finished with stone cill.
 - Window Handles - Chromed metal.
 - Doors - 45 or equal composite door as required by Design standards.
 - Painting - Flat with best quality or premium roof with pale red staining or stain to match with pale red roof covering. Painted in the colors shown in color book. PVCu handles and cills. Frames and Sills - White PVCu.

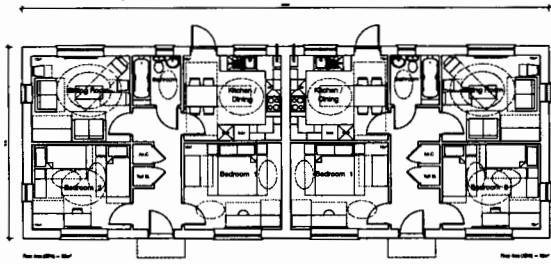


Side Elevation
 PLOTS - 23-24

Front Elevation

Side Elevation

Rear Elevation



Ground Floor Plan
 PLOTS - 23-24

Revisions			
Rev.	Date	Amendment	By
A	04/14	Plot 23-24 step 11 items removed	

The Design Partnership

The Design Partnership (UK) Ltd.
 Chesham House, 10 Station Road,
 Chesham, Chesham/Chesham,
 RE16 1AG
 Tel: 01294 821111
 Fax: 01294 824522

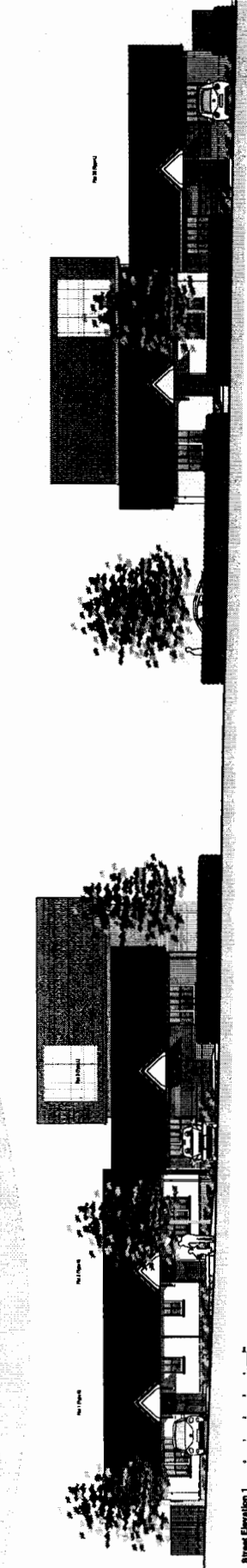
Job Title
**Proposed Development of 24 Dwellings at
 Bixby Avenue, Haughley for
 Orbit Homes**

Drawing Title
**PLANNING SUBMISSION
 Plans and Elevations
 Plots 21-24**

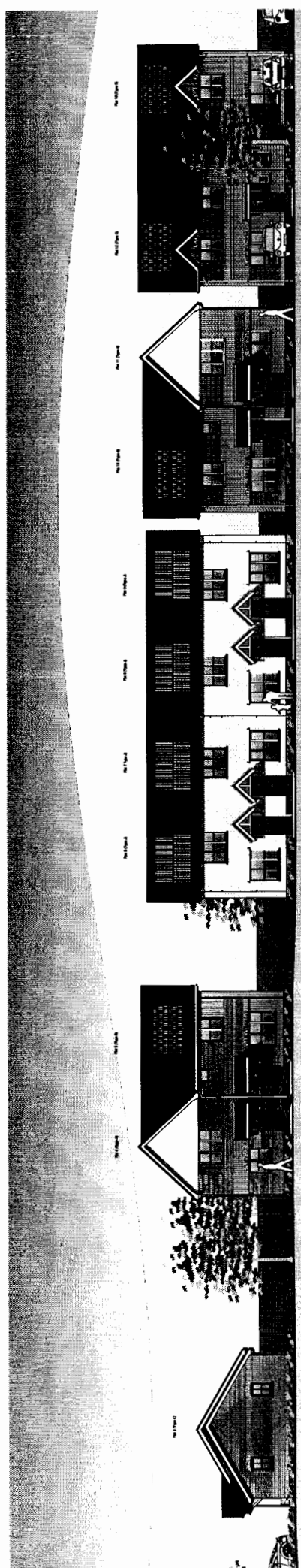
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July 2014	1:100@A1	rw	ORB-606-P06	A

74

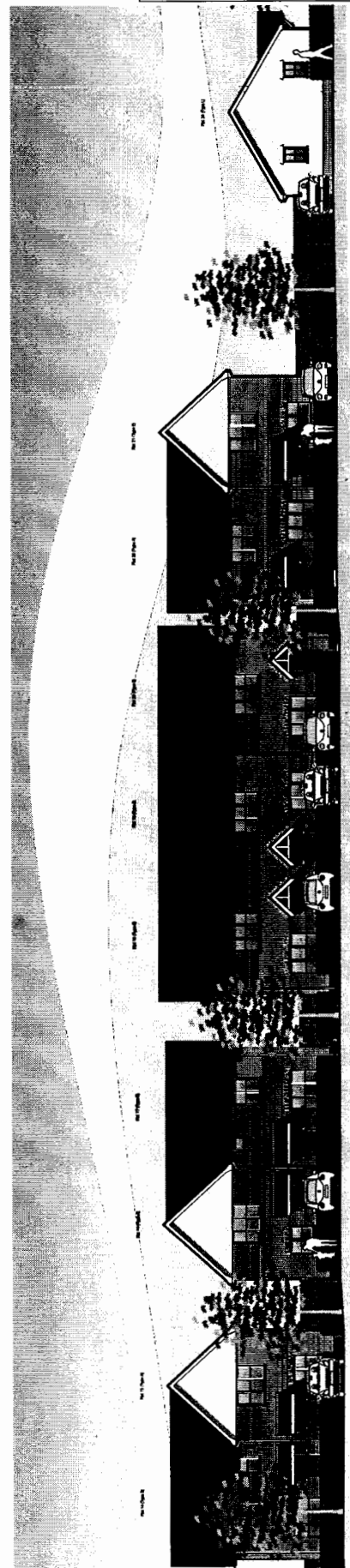
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Street Elevation 1
PLOTS - 1-3 & 23-26
Scale 1/8" = 1'-0"



Street Elevation 2
PLOTS - 5-13
Scale 1/8" = 1'-0"



Street Elevation 3
PLOTS - 14-26
Scale 1/8" = 1'-0"

The Design Partnership
 The Design Partnership (DP) Ltd.
 10000 Old Orchard Road
 Suite 1000
 Richmond, BC V6V 2G9
 Tel: 604.273.8811
 Fax: 604.273.8822

Job Title: Proposed Development of 24 Dwellings at
 Bobby Avenue, Haughley for
 Orbit Homes

Drawing Title: PLANNING SUBMISSION
 Street Elevations

Date:	Issue:	Drawn By:	Checked By:
JULY 2014	1:100@A1	DP	CRB-866-P07