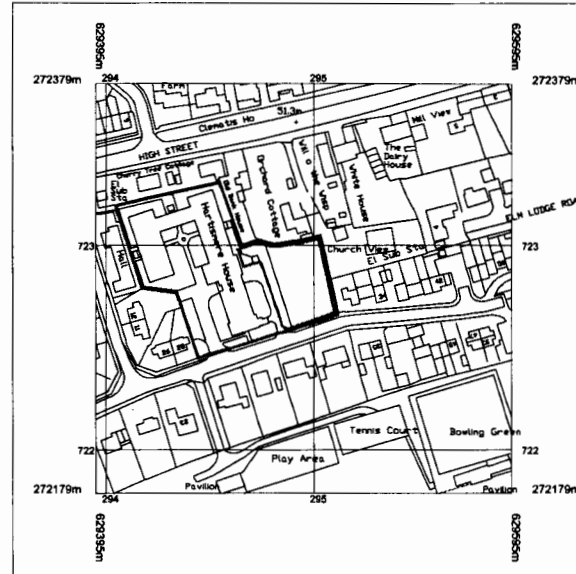
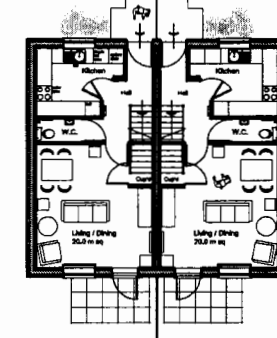


Scale: 1:500
Existing Site Layout Plan

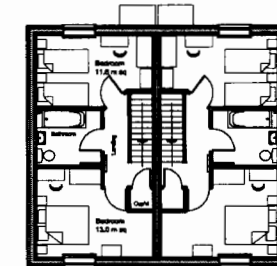


Scale: 1:1250
Site Location Plan
© Crown Copyright
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PROPOSED 2B4P House Type
77.5 m sq Floor Area



Ground Floor Layout
Scale: 1:100



First Floor Layout
Scale: 1:100

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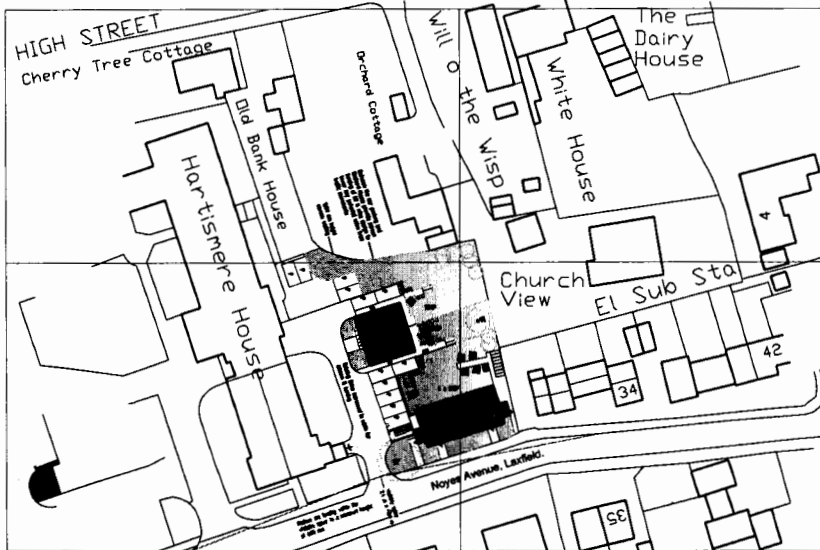
| Revisions: | |
|------------|--|
| Date: | Description: |
| 17 Jul 15 | Car parking arrangements altered & increased |
| 2 Jul 15 | Layout of flats altered |
| 17 Jul 15 | 1st floor alterations amended |
| 22 Jul 15 | Strongly advised. |
| 23 Jul 15 | Not to be added to 45 sep |
| 17 Feb 16 | Car parking altered |

Affordable Housing
Noyes Avenue
Laxfield
Suffolk
IP13 8EB

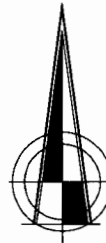
Client:
Mid-Suffolk DC
Proposals

Drawing no: 1786.14.1F
Date: September 2014
Scale: 1:1250; 1:500; 1:100

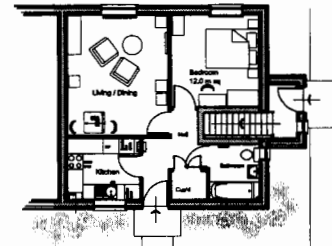
Ian Garrett
Building Design and
Surveying Consultants
Ian Garrett Building Design Limited
The Broom, 4 Orchard Street
St Pauls Street, LAXFIELD, SUFFOLK
T: 01203-211821 M: 07790-187294
E: ian@iangearedesign.co.uk
W: www.iangearedesign.co.uk
Company Reg No. 07140861



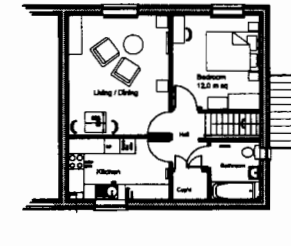
Scale: 1:500
Proposed Site Layout Plan



PROPOSED 1B2P Flat Type
48.0 m sq Floor Area



Ground Floor Layout 49 m sq
Scale: 1:100



First Floor Layout
Scale: 1:100

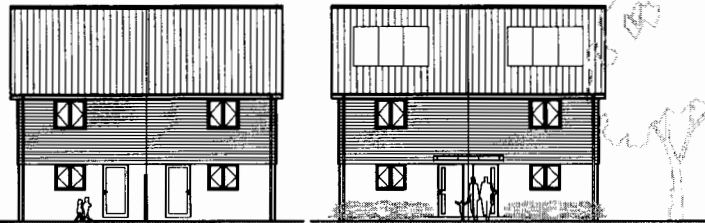
Schedule Of Accommodation:
4 no: x 1B2P Flat Type
Each - 48.0 m sq Floor Area
4 no: car spaces

2 no: x 2B4P House Type
Each - 77.5 m sq Floor Area
4 no: car spaces

Materials:
Roofing Tiles - Antique red TIC
Walls - Reinforced - Red TIC
Flooring - Carpet
Fascias - White PVCu; Outdoors & Downpipes - Black composite
Windows - White PVCu
Doors - White PVCu
1000 x 1000 non-glazed beamed primary kerling
Shed
Flooring & walls also
1 no: PV panels to each property on the rear elevations/flat roof.

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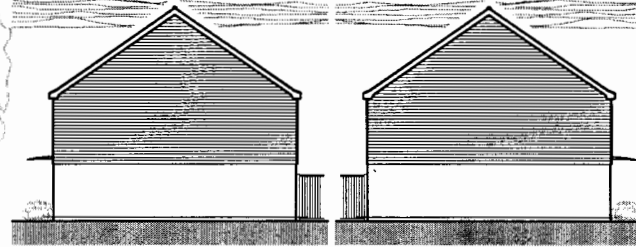
PROPOSED 2B4P House Type
77.5 m sq Floor Area



PROPOSED Rear Elevation

PROPOSED Front Elevation

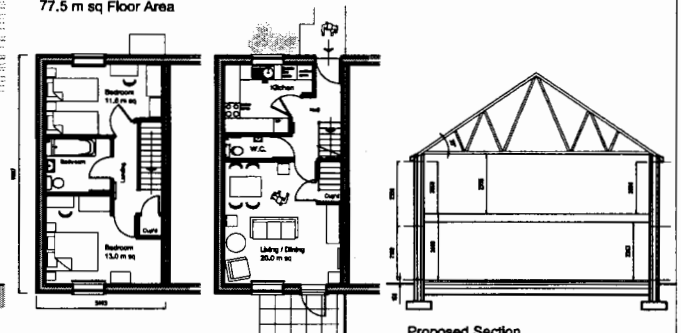
PROPOSED ELEVATIONS
Noyes Avenue, Laxfield, Suffolk.



PROPOSED End Elevation

PROPOSED End Elevation

PROPOSED 2B4P House Type
77.5 m sq Floor Area

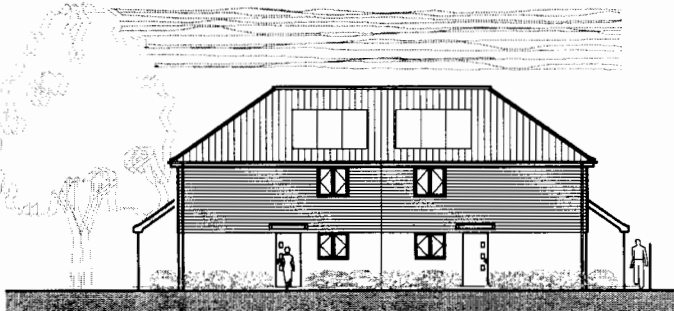


First Floor Layout
Scale: 1:100

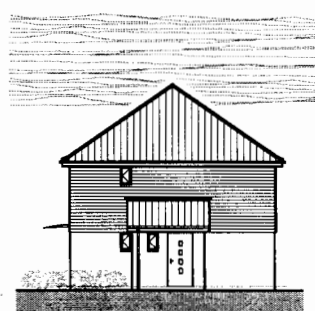
Ground Floor Layout
Scale: 1:100

Proposed Section

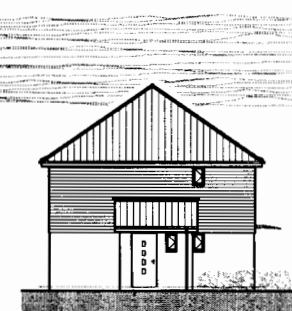
PROPOSED 1B2P Flat Type
48.0 m sq Floor Area



PROPOSED Front Elevation
Facing Noyes Avenue

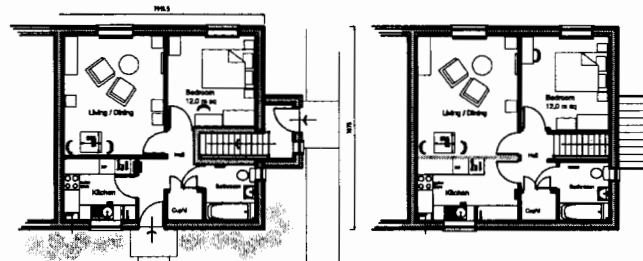


PROPOSED End Elevation



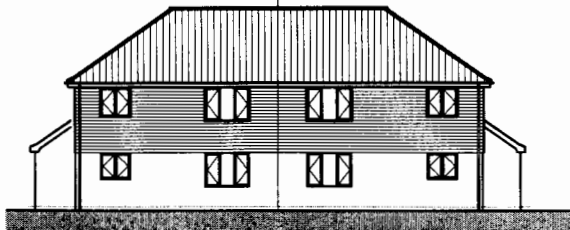
PROPOSED End Elevation

PROPOSED 1B2P Flat Type
48.0 m sq Floor Area



Ground Floor Layout 49 m sq
Scale: 1:100

First Floor Layout
Scale: 1:100



PROPOSED Rear Elevation

PROPOSED ELEVATIONS
Flats - Noyes Avenue, Laxfield, Suffolk.

| |
|-----------------------------------|
| Materials - Refer to TBC |
| Windows - Refer to TBC |
| Roofing - Refer to TBC |
| Cladding - Refer to TBC |
| Paintwork - Refer to TBC |
| External Lighting - Refer to TBC |
| Internal Lighting - Refer to TBC |
| External Furniture - Refer to TBC |
| Internal Furniture - Refer to TBC |
| Planting - Refer to TBC |

Scale: 1:100

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| | |
|-----------|---|
| Drawn | 1: Description |
| Disc. By | For details refer to each drawing sheet |
| Jan. 15 | Layout of flats altered |
| 15 Jan 15 | Drawing updated. |

Affordable Housing
Noyes Avenue
Laxfield
Suffolk
IP13 8EB

Client:
Mid-Suffolk DC

Proposals

| | |
|----------------|----------------------|
| Drawing no: | 1786.14.2C |
| Date: | Scale: |
| September 2014 | 1:1250; 1:500; 1:100 |

Ian Garrett
Building Designer and
Surveying Consultant

Ian Garrett Building Design Limited
The Shop, 4 Church Lane
St Peters Street, LOWESTOFT,
Suffolk, IP11 2JL
T: 01502-511821 M: 07895-187294
E: ian@iangarrettdesign.co.uk
W: www.iangarrettdesign.co.uk
Company Reg No. 07140881

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Consultee Comments for application 3997/14

Application Summary

Application Number: 3997/14

Address: Land off Noyes Avenue, Laxfield

Proposal: Erection of 2 no.dwellings and 4 No flats and associated parking.Installation of solar panels. Erection of screen wall and fencing. Alteration to vehicular access.

Case Officer: Lisa Evans

Consultee Details

Name: Mr Kevin Dunkley

Address: Church Villas Church Walk, Laxfield, Woodbridge IP13 8DJ

Email: kevinrobertdunkley@tiscali.co.uk

On Behalf Of: Laxfield Parish Clerk

Comments

The Planning & Amenities Committee of Laxfield Parish Council met to consider this application on Thursday 19th February 2015. Laxfield PC voted to SUPPORT this application subject to the satisfactory resolution of car parking issues. Kevin Dunkley Clerk to Laxfield PC 22/02/15.



HERITAGE COMMENTS

Application No: 3997/14
Proposal: Erection of 2 no.dwellings and 4 No flats and associated parking.Installation of solar panels. Erection of screen wall and fencing. Alteration to vehicular access.
Address: Land off Noyes Avenue, Laxfield
Date: 03/03/2015

SUMMARY

1. The Heritage Team considers that the proposal would cause
 - No harm to the wider setting of the adjacent listed buildings or the setting of the adjacent conservation area.
 - The Heritage Team recommends that the application is approved subject to conditions.

DISCUSSION

The proposals to build two new dwellings and 4 new flats within a plot in Laxfield is largely acceptable in heritage terms.

The development site is located directly adjacent to the boundary of the Laxfield conservation area. It is grouped close to existing new build development further to the east end of Noyes Avenue along and 20th century development that is directly opposite the development site and further to the west. There are some undesignated heritage assets on the northern side of the High Street of which the development will have some limited impact on their wider setting. The designated grade II listed buildings to the south of the high street will be largely unaffected by the development with only partial glimpsed views from the upper level windows.

There is a vista of the grade I listed church that will be completely obscured from Noyes Avenue however there are extensive views elsewhere of the church from alternative locations around the village, outside and inside the conservation area. Views out of the churchyard and from the church itself will not be compromised or harmed as a result of the proposed development. There is a significant long range view of the church from Mill Lane (to the NW of the development site and N of the village). This will remain largely unaffected however there may be some minor infringement when the surrounding trees are not in leaf.

The buildings themselves should match the materials of the surrounding area. The block of flats will address the highway with a principle elevation. This is encouraged as the majority of buildings in the immediate area follow the same pattern. The two houses will be set back from the highway and are designed to a similar style to the adjacent new build properties. Samples of the bricks, weatherboarding and roof tiles should be conditioned to ensure that they are suitable for the surrounding area and constitute as high quality and sustainable design.

Name: Mark Wilson
Position: Enabling Officer – Heritage

From: David Pizzey
Sent: 03 February 2015 12:25
To: Lisa Evans
Cc: Planning Admin
Subject: 3997/14 Land off Noyes Avenue, Laxfield.

Hi Lisa

I have no objection to this proposal subject to it being undertaken in accordance with the submitted arboricultural report, an appropriate condition should be used for this purpose. Whilst a number of trees are proposed for removal they are generally of low amenity value and should not be considered a constraint. However, Silver Maple T5 does contribute moderately to the character of the area and if it cannot be incorporated as part of the design then mitigation, in the form of significant replacement planting, should be provided.

Regards

David

David Pizzey
Arboricultural Officer
Babergh and Mid Suffolk District Councils - Working Together
E: david.pizzey@babergh.gov.uk
T: 01473 826662 & 01449 724555
www.babergh.gov.uk and www.midsuffolk.gov.uk

From: planningadmin@midsuffolk.gov.uk [<mailto:planningadmin@midsuffolk.gov.uk>]
Sent: 02 February 2015 15:30
To: David Pizzey
Subject: Consultation on Planning Application 3997/14

Correspondence from MSDC Planning Services.

Location: Land off Noyes Avenue, Laxfield

Proposal: Erection of 2 no.dwellings and 4 No flats and associated parking.Installation of solar panels. Erection of screen wall and fencing. Alteration to vehicular access.

We have received an application on which we would like you to comment. A consultation letter is attached. To view details of the planning application online please click [here](#)

We request your comments regarding this application and these should reach us within 21 days. Please make these online when viewing the application.

The planning policies that appear to be relevant to this case are NPPF, GP1, HB13, HB8, HB9, HB1, CL8, H17, H3, H13, H15, H16, T9, T10, Cor1, Cor5, CSFR-FC1, CSFR-FC1.1, which can

be found in detail in the Mid Suffolk Local Plan.

We look forward to receiving your comments.

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DEVELOPMENT CONTROL

MID SUFFOLK DISTRICT
COUNCIL
ENVIRONMENTAL

Planning Consultation – Land Contamination

| | |
|---|--|
| Application Reference: 3997/14/FUL | Officer Allocated to: PJS |
| Location of Proposed Development: Land off Noyes Avenue, Laxfield | |
| Details: Erection of 2 no.dwellings and 4 No flats and associated parking. Installation of solar panels. Erection of screen wall and fencing. Alteration to vehicular access. | |
| Date Documents Received: 02.02.2015 | Date Reply Required by Planning: 23.02.2015 |
| Objections: | |
| Recommendations/Comments: Thank you for the opportunity to comment on the above planning application. We have no objection to the development progressing but request that we are contacted in the event of unexpected ground conditions encountered during construction, also that the developer is made aware that the responsibility for the safe development of the site lies with them. | |
| Signed: Philippa Stroud | Date: 19 February 2015 |

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Your Ref: MS/3997/14
Our Ref: 570\CON\0235\15
Date: 19/02/2015
Enquiries to: Kyle Porter
Tel: 01473 265379
Email: kyle.porter@suffolk.gov.uk

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

For the Attention of: Lisa Evans

Dear Sir/Madam,

TOWN AND COUNTRY PLANNING ACT 1990-CONSULTATION RETURN MS/3997/14

**PROPOSAL: Erection of 2 no.dwellings and 4 No flats and associated parking.Installation
of solar panels. Erection of screen wall and fencing.**

Alteration to vehicular access

LOCATION: Land Off, Noyes Avenue, Laxfield

Notice is hereby given that the County Council as Highways Authority recommends that permission be refused for the following reasons:

The visibility splays when entering the public highway (Noyes Avenue, Laxfield.) are below standard. Looking west bound at the T junction at a set-back distance of 2.4m from the nearside edge of the metalled carriageway visibility only stretches 11.5m. This is due to obstructions outside of the red line boundary and therefore out of the applicants control as shown on Drawing 1786.14.1D, the requirement for this location is 2.4m x 43m in both directions.

Allowing such an intensification of use on a substandard junction would be detriment to highway safety. Therefore, SCC recommend refusal of MS/3997/14.

Yours faithfully,

Peter Black
Development Management Senior Engineer
Highway Network Management Group
Economy, Skills & Environment

Economy, Skills and Environment
9-10 The Churchyard, Shire Hall
Bury St Edmunds
Suffolk
IP33 1RX

Philip Isbell
Corporate Manager - Development Manager
Planning Services
Mid Suffolk District Council
131 High Street
Needham Market
Ipswich IP6 8DL

Enquiries to: Abby Antrobus
Direct Line: 01284 741231
Email: abby.antrobus@suffolk.gov.uk
Web: <http://www.suffolk.gov.uk>

Our Ref: 3997_14
Date: 12 February 2015

For the Attention of Lisa Evans

Dear Mr Isbell

Planning Application 3997/14 – Land of Noyes Avenue, Laxfield: Archaeology

The proposed large extension lies in an area of archaeological interest, within the historic core of Laxfield as recorded in the County Historic Environment Record (HER LXD 059). This historic core is based on archaeological, architectural and map information, and represents an assessment of the area of historic occupation, from medieval and earlier times. There is potential for archaeological remains relating to medieval settlement activity to exist on this land in a back plot behind the High Street. The development will involve groundworks that has potential to damage any archaeological deposits and below ground heritage assets that exist.

There are no grounds to consider refusal of permission in order to achieve preservation *in situ* of any important heritage assets. However, in accordance with the *National Planning Policy Framework* (Paragraph 141), any permission granted should be the subject of a planning condition to record and advance understanding of the significance of any heritage asset before it is damaged or destroyed

In this case the following condition would be appropriate:

1. No development shall take place within the area indicated [the whole site] until the implementation of a programme of archaeological work has been secured, in accordance with a Written Scheme of Investigation which has been submitted to and approved in writing by the Local Planning Authority.

The scheme of investigation shall include an assessment of significance and research questions; and:

- a. The programme and methodology of site investigation and recording
- b. The programme for post investigation assessment

- c. Provision to be made for analysis of the site investigation and recording
- d. Provision to be made for publication and dissemination of the analysis and records of the site investigation
- e. Provision to be made for archive deposition of the analysis and records of the site investigation
- f. Nomination of a competent person or persons/organisation to undertake the works set out within the Written Scheme of Investigation.
- g. The site investigation shall be completed prior to development, or in such other phased arrangement, as agreed and approved in writing by the Local Planning Authority.

REASON:

To safeguard archaeological assets within the approved development boundary from impacts relating to any groundworks associated with the development scheme and to ensure the proper and timely investigation, recording, reporting and presentation of archaeological assets affected by this development, in accordance in accordance with Core Strategy Objective SO 4 of Mid Suffolk District Council Core Strategy Development Plan Document (2008) and the National Planning Policy Framework (2012).

INFORMATIVE:

The submitted scheme of archaeological investigation shall be in accordance with a brief procured beforehand by the developer from Suffolk County Council Archaeological Service, Conservation Team.

In this case, archaeological evaluation would be required in the first instance, to enable an investigation programme to be designed should archaeological remains be encountered.

I would be pleased to offer guidance on the archaeological work required and will, on request of the applicant, provide a brief for each stage of the archaeological investigation (Please see our website for further information on procedures and costs:

<http://www.suffolk.gov.uk/libraries-and-culture/culture-and-heritage/archaeology/>)

Yours sincerely

Abby Antrobus

Senior Archaeological Officer
Conservation Team

Planning Application Consultation

Your ref: 3997 / 14 / FUL

Case officer: Lisa Evans

Proposal: Erection of 2 no. dwellings and 4 no. flats and associated parking. Installation of solar panels. Erection of screen wall and fencing. Alteration to vehicular access.

Location: Land off Noyes Avenue, Laxfield

Date: 16.02.15

1. Background information

1.1 This proposed development consists; 2 no. x 2 bed semi-detached, 2 storey affordable dwellings *and* 4 no. x 1 bed flats affordable dwellings and associated parking; installation of solar panels; erection of screen all and fencing and alteration to vehicular access.

1.2 Laxfield is a Primary Village within Mid Suffolk situated 4.5 miles from the Key Service Centre of Stradbroke.

1.3 Mid Suffolk District Council is the owner of the land on which this proposed development is planned. In this way the council intends to make best use of its resources in line with financial and strategic priority plans.

1.4 Across Babergh and Mid Suffolk a combined total of 1,000 LA affordable homes have been sold under 'Right to Buy' since 1999. This proposed development in Laxfield is in line with the council's ambition to replace some of these affordable home losses.

2. Housing Need Information

2.1 Laxfield Parish does not have a Parish Plan Report or Village Design Statement at the time of this consultation. However a local housing needs survey was completed by Suffolk Acre (now Community Action Suffolk) in 2009 on behalf of the parish council. At that time over 90% of respondents to the survey were in favour of additional affordable houses for the village. The survey also stated that many respondents suggested a need for 1 bed and 2 bed properties.

2.2 Laxfield PC held a consultation and information event about proposed developments in the locality on 24 September 2014. Notes from that meeting on the parish website report that the plans received broad approval from those who attended.

2.3 The most recent update of the Strategic Housing Market Assessment completed in 2012 confirms a minimum annual net need of 229 affordable homes per annum. These properties will address this need in part.

2.4 The 2014 Suffolk Housing Survey indicates that for Mid Suffolk respondents:

- 19% of existing householders intending to move in the next 5 years are looking for 2 bedroom houses
- 4% of existing householders intending to move in the next 5 years are looking for 1 bed properties

Planning Application Consultation

- 38% of newly forming households say they are likely to move in to a flat or apartment type dwelling
- 4% of those wishing to move in the next 3-5 years feel their current property is affecting their health and may be more interested in new build, single storey houses
- 29% of those wishing to move house would prefer to rent from the local authority or a housing association
- 24% of people wishing to move would like to move to a new build property because of lower maintenance costs (23% indicated this as a reason) and better energy efficiency (22% indicated this as a reason) with 4% looking for a more adaptable / accessible home.

2.5 Choice Based Housing Register need for Laxfield at January 2015. There are 7 active applicants registered on the housing register indicating preference for Laxfield. The breakdown is as follows:

- 1 bed property 1 applicant
- 2 bed property 6 applicants.

2.6 Choice Based Housing Register need for Mid Suffolk local authority area December 2014: total applicants 914. The breakdown is as follows:

- 1 bed property 468 applicants
- 2 bed property 316 applicants
- 3 bed property 111 applicants
- 4 bed property 17 applicants
- 5 bed property 2 applicants.

Of these, applicants aged 60+ total 264.

Summary

These properties will meet the needs of a household wishing to live in a social rent tenure property which is of high quality design, energy efficient within a small village setting close to a Key Service centre with access to many facilities and services.

The housing scheme has been worked up in partnership with the Parish Council although at the time of writing this consultation document no documentary response was registered on the planning portal from the parish.

The application is supportive of Mid Suffolk DC strategic priorities to provide additional affordable social rent tenure, energy efficient homes.

16.02.2015

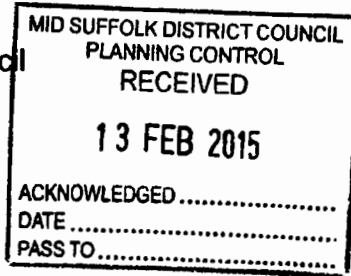
**Gillian Cook
Housing Strategy Officer
Strategic Housing Team
01449 724774**

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ENGLISH HERITAGE
EAST OF ENGLAND OFFICE

Ms Lisa Evans
Mid Suffolk District Council
131 High Street
Needham Market
Suffolk
IP6 8DL



Direct Dial: 01223 582721
Direct Fax: 01223 582701

Our ref: **W:** P00445920

11 February 2015

Dear Ms Evans

Notifications under Circular 01/2001, Circular 08/2009 & T&CP (Development Management Procedure) Order 2010
LAND OFF NOYES AVENUE, LAXFIELD, SUFFOLK
Application No 3997/14

Thank you for your letter of 2 February 2015 notifying English Heritage of the scheme for planning permission relating to the above site. Our specialist staff have considered the information received and we do not wish to offer any comments on this occasion.

Recommendation

The application(s) should be determined in accordance with national and local policy guidance, and on the basis of your specialist conservation advice.

It is not necessary for us to be consulted again on this application. However, if you would like further advice, please contact us to explain your request. We can then let you know if we are able to help further and agree a timetable with you.

Yours sincerely

David Eve
Inspector of Historic Buildings and Areas
E-mail: david.eve@english-heritage.org.uk



24 BROOKLANDS AVENUE, CAMBRIDGE, CB2 8BU
Telephone 01223 582 700 Facsimile 01223 582 701
www.english-heritage.org.uk

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