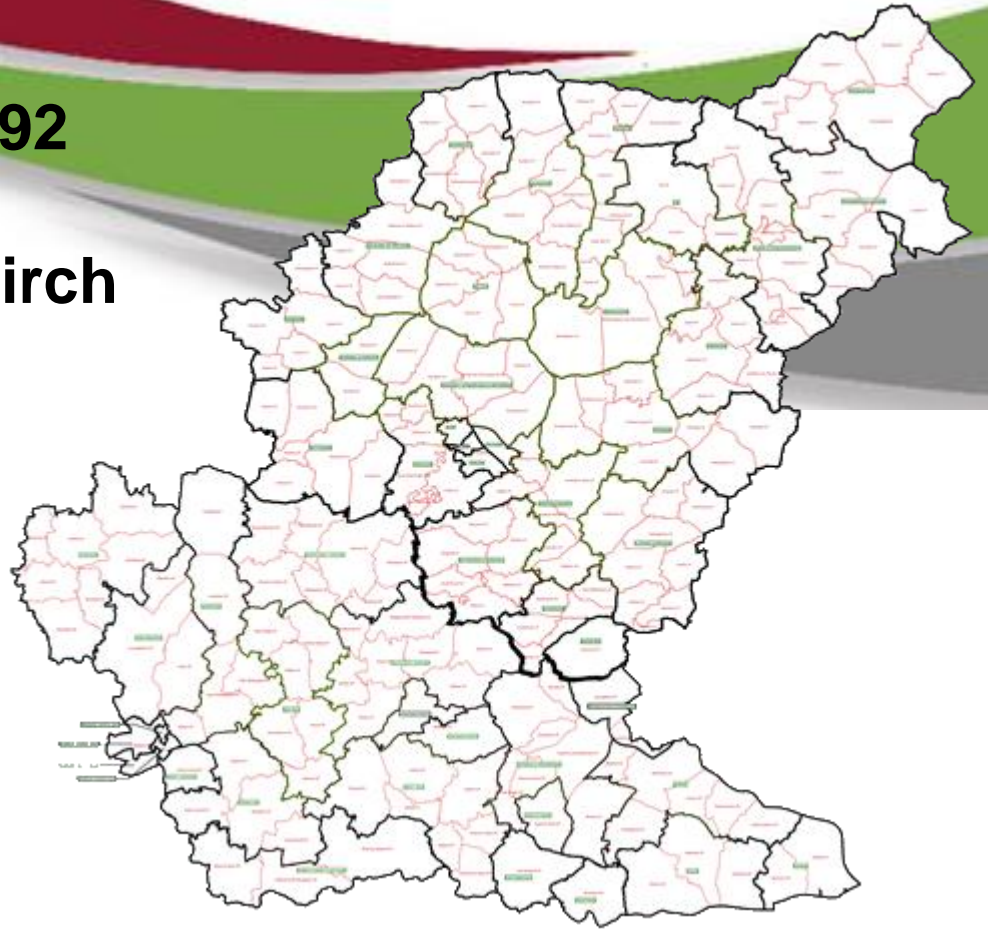


**Application No: DC/21/03292**

**Address: Land South Of Birch  
Avenue, Bacton**





## Aerial Map – wider view

Slide 3




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# Site Location Plan




# Constraints Map


 Built Up Area Boundaries

**Public Rights of Way**


 Footpath

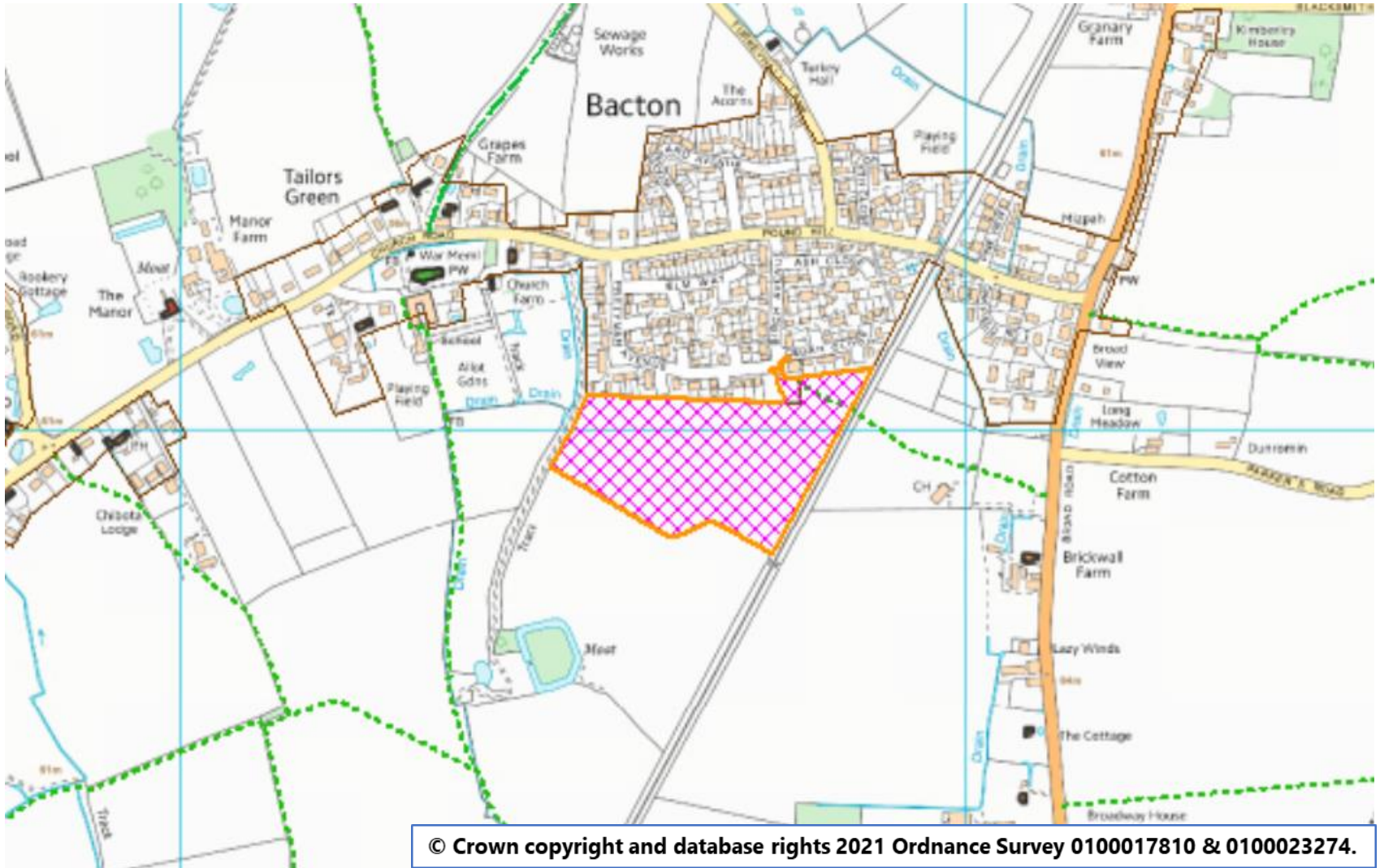
 Bridleway

**Listed Buildings**

 Grade I

 Grade II

 Grade II\*



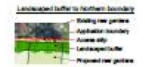


**Private Development**

No	Name	Bed	Storey
4	JJD	2	2
4	TA	3	2
3	WO	Woodcarver (Bung)	2 1
7	TH	Thespain	3 2
4	QU	Quilter	3 2
11	MA	Mason	3 2
1	SF	Saffron	3 1/2
6	SC	Schvimer	4 2
6	SI	Silversmith	4 2
3	SR	Sculptor	4 2
6	PH	Philosopher	4 2
<b>55</b>			

**Affordable Housing**

5	WO	Woodcarver (Bung)	2 1
2	SO	The Souler	1 1
3	GO	The Grove	3 1
17	BA	The Baker	2 2
4	PW	The Houghwright	3 2
0	TI	The Tillman	3 2
<b>30</b>			
<b>Total</b>			
<b>85</b>			



**Legend**

- Private Development
- Affordable Housing
- Landscaping/soil
- Proposed new paths
- Building line
- Applicable boundary
- Accessible
- Landscaping/soil
- Proposed new paths

**Bellway**

Mid Suffolk District Council  
Planning Department  
100, High Street  
Ipswich, Suffolk IP1 1AA

Site: Land off Birch Avenue, Ixton

**Proposed Development Layout**

Date: 04/01/2021  
Project No: 15001/21  
Scale: 1:500



# Detailed Development Layout



### Legend

- 26 Private Plot Number
- 26 Affordable Plot Number
- Affordable Housing
- 2.5m x 5m parking space
- Vp Visitor Parking
- 6 Allocated parking space
- 3.5m Acoustic Fencing
- 1.8m high brick wall
- 1.8m high close board fence
- 1.8m high harch lap fence
- 1.0m high Estate railings
- 1.2m high Timber post & rail fence
- 1.8m high close board gate



Project:  
Land off Birch Avenue,  
Bacton

Prepared by:  
**Bellway**  
Bellway Planning  
100, The Quadrant  
Barnet, London, UK  
Tel: 0208 451 2300

Prepared for:  
**Detailed  
Development  
Layout**

Date:  
June 2021

Drawing No:  
BWS22C\_PL-033

Scale:  
1:500 @ A3



# Parking Layout

JCN DESIGN & PLANNING

Pond



### Legend

- 26 Private Plot Number
- 26 Affordable Plot Number
- Affordable Housing
- 2.5m x 5m parking space
- Vp Visitor Parking
- 6 Allocated parking space

0 25 50 metre

**Bellway**

Bellway Homes (UK) Limited  
 100, 101, 102, 103, 104, 105, 106, 107, 108, 109, 110, 111, 112, 113, 114, 115, 116, 117, 118, 119, 120, 121, 122, 123, 124, 125, 126, 127, 128, 129, 130, 131, 132, 133, 134, 135, 136, 137, 138, 139, 140, 141, 142, 143, 144, 145, 146, 147, 148, 149, 150, 151, 152, 153, 154, 155, 156, 157, 158, 159, 160, 161, 162, 163, 164, 165, 166, 167, 168, 169, 170, 171, 172, 173, 174, 175, 176, 177, 178, 179, 180, 181, 182, 183, 184, 185, 186, 187, 188, 189, 190, 191, 192, 193, 194, 195, 196, 197, 198, 199, 200, 201, 202, 203, 204, 205, 206, 207, 208, 209, 210, 211, 212, 213, 214, 215, 216, 217, 218, 219, 220, 221, 222, 223, 224, 225, 226, 227, 228, 229, 230, 231, 232, 233, 234, 235, 236, 237, 238, 239, 240, 241, 242, 243, 244, 245, 246, 247, 248, 249, 250, 251, 252, 253, 254, 255, 256, 257, 258, 259, 260, 261, 262, 263, 264, 265, 266, 267, 268, 269, 270, 271, 272, 273, 274, 275, 276, 277, 278, 279, 280, 281, 282, 283, 284, 285, 286, 287, 288, 289, 290, 291, 292, 293, 294, 295, 296, 297, 298, 299, 300, 301, 302, 303, 304, 305, 306, 307, 308, 309, 310, 311, 312, 313, 314, 315, 316, 317, 318, 319, 320, 321, 322, 323, 324, 325, 326, 327, 328, 329, 330, 331, 332, 333, 334, 335, 336, 337, 338, 339, 340, 341, 342, 343, 344, 345, 346, 347, 348, 349, 350, 351, 352, 353, 354, 355, 356, 357, 358, 359, 360, 361, 362, 363, 364, 365, 366, 367, 368, 369, 370, 371, 372, 373, 374, 375, 376, 377, 378, 379, 380, 381, 382, 383, 384, 385, 386, 387, 388, 389, 390, 391, 392, 393, 394, 395, 396, 397, 398, 399, 400, 401, 402, 403, 404, 405, 406, 407, 408, 409, 410, 411, 412, 413, 414, 415, 416, 417, 418, 419, 420, 421, 422, 423, 424, 425, 426, 427, 428, 429, 430, 431, 432, 433, 434, 435, 436, 437, 438, 439, 440, 441, 442, 443, 444, 445, 446, 447, 448, 449, 450, 451, 452, 453, 454, 455, 456, 457, 458, 459, 460, 461, 462, 463, 464, 465, 466, 467, 468, 469, 470, 471, 472, 473, 474, 475, 476, 477, 478, 479, 480, 481, 482, 483, 484, 485, 486, 487, 488, 489, 490, 491, 492, 493, 494, 495, 496, 497, 498, 499, 500, 501, 502, 503, 504, 505, 506, 507, 508, 509, 510, 511, 512, 513, 514, 515, 516, 517, 518, 519, 520, 521, 522, 523, 524, 525, 526, 527, 528, 529, 530, 531, 532, 533, 534, 535, 536, 537, 538, 539, 540, 541, 542, 543, 544, 545, 546, 547, 548, 549, 550, 551, 552, 553, 554, 555, 556, 557, 558, 559, 560, 561, 562, 563, 564, 565, 566, 567, 568, 569, 570, 571, 572, 573, 574, 575, 576, 577, 578, 579, 580, 581, 582, 583, 584, 585, 586, 587, 588, 589, 590, 591, 592, 593, 594, 595, 596, 597, 598, 599, 600, 601, 602, 603, 604, 605, 606, 607, 608, 609, 610, 611, 612, 613, 614, 615, 616, 617, 618, 619, 620, 621, 622, 623, 624, 625, 626, 627, 628, 629, 630, 631, 632, 633, 634, 635, 636, 637, 638, 639, 640, 641, 642, 643, 644, 645, 646, 647, 648, 649, 650, 651, 652, 653, 654, 655, 656, 657, 658, 659, 660, 661, 662, 663, 664, 665, 666, 667, 668, 669, 670, 671, 672, 673, 674, 675, 676, 677, 678, 679, 680, 681, 682, 683, 684, 685, 686, 687, 688, 689, 690, 691, 692, 693, 694, 695, 696, 697, 698, 699, 700, 701, 702, 703, 704, 705, 706, 707, 708, 709, 710, 711, 712, 713, 714, 715, 716, 717, 718, 719, 720, 721, 722, 723, 724, 725, 726, 727, 728, 729, 730, 731, 732, 733, 734, 735, 736, 737, 738, 739, 740, 741, 742, 743, 744, 745, 746, 747, 748, 749, 750, 751, 752, 753, 754, 755, 756, 757, 758, 759, 760, 761, 762, 763, 764, 765, 766, 767, 768, 769, 770, 771, 772, 773, 774, 775, 776, 777, 778, 779, 780, 781, 782, 783, 784, 785, 786, 787, 788, 789, 790, 791, 792, 793, 794, 795, 796, 797, 798, 799, 800, 801, 802, 803, 804, 805, 806, 807, 808, 809, 810, 811, 812, 813, 814, 815, 816, 817, 818, 819, 820, 821, 822, 823, 824, 825, 826, 827, 828, 829, 830, 831, 832, 833, 834, 835, 836, 837, 838, 839, 840, 841, 842, 843, 844, 845, 846, 847, 848, 849, 850, 851, 852, 853, 854, 855, 856, 857, 858, 859, 860, 861, 862, 863, 864, 865, 866, 867, 868, 869, 870, 871, 872, 873, 874, 875, 876, 877, 878, 879, 880, 881, 882, 883, 884, 885, 886, 887, 888, 889, 890, 891, 892, 893, 894, 895, 896, 897, 898, 899, 900, 901, 902, 903, 904, 905, 906, 907, 908, 909, 910, 911, 912, 913, 914, 915, 916, 917, 918, 919, 920, 921, 922, 923, 924, 925, 926, 927, 928, 929, 930, 931, 932, 933, 934, 935, 936, 937, 938, 939, 940, 941, 942, 943, 944, 945, 946, 947, 948, 949, 950, 951, 952, 953, 954, 955, 956, 957, 958, 959, 960, 961, 962, 963, 964, 965, 966, 967, 968, 969, 970, 971, 972, 973, 974, 975, 976, 977, 978, 979, 980, 981, 982, 983, 984, 985, 986, 987, 988, 989, 990, 991, 992, 993, 994, 995, 996, 997, 998, 999, 1000

Land off Birch Avenue, Bacton

Parking Layout

Date: Jan 2021  
 Drawing No: 15001-04  
 Drawing Title: Bacton Park - 04

# Storey Heights Plan



**Legend**

- Single Storey
- Two Storey



**Bellway**

BELLWAY HOMES LIMITED  
 100, 101, 102, 103, 104, 105, 106, 107, 108, 109, 110, 111, 112, 113, 114, 115, 116, 117, 118, 119, 120, 121, 122, 123, 124, 125, 126, 127, 128, 129, 130, 131, 132, 133, 134, 135, 136, 137, 138, 139, 140, 141, 142, 143, 144, 145, 146, 147, 148, 149, 150, 151, 152, 153, 154, 155, 156, 157, 158, 159, 160, 161, 162, 163, 164, 165, 166, 167, 168, 169, 170, 171, 172, 173, 174, 175, 176, 177, 178, 179, 180, 181, 182, 183, 184, 185, 186, 187, 188, 189, 190, 191, 192, 193, 194, 195, 196, 197, 198, 199, 200, 201, 202, 203, 204, 205, 206, 207, 208, 209, 210, 211, 212, 213, 214, 215, 216, 217, 218, 219, 220, 221, 222, 223, 224, 225, 226, 227, 228, 229, 230, 231, 232, 233, 234, 235, 236, 237, 238, 239, 240, 241, 242, 243, 244, 245, 246, 247, 248, 249, 250, 251, 252, 253, 254, 255, 256, 257, 258, 259, 260, 261, 262, 263, 264, 265, 266, 267, 268, 269, 270, 271, 272, 273, 274, 275, 276, 277, 278, 279, 280, 281, 282, 283, 284, 285, 286, 287, 288, 289, 290, 291, 292, 293, 294, 295, 296, 297, 298, 299, 300, 301, 302, 303, 304, 305, 306, 307, 308, 309, 310, 311, 312, 313, 314, 315, 316, 317, 318, 319, 320, 321, 322, 323, 324, 325, 326, 327, 328, 329, 330, 331, 332, 333, 334, 335, 336, 337, 338, 339, 340, 341, 342, 343, 344, 345, 346, 347, 348, 349, 350, 351, 352, 353, 354, 355, 356, 357, 358, 359, 360, 361, 362, 363, 364, 365, 366, 367, 368, 369, 370, 371, 372, 373, 374, 375, 376, 377, 378, 379, 380, 381, 382, 383, 384, 385, 386, 387, 388, 389, 390, 391, 392, 393, 394, 395, 396, 397, 398, 399, 400, 401, 402, 403, 404, 405, 406, 407, 408, 409, 410, 411, 412, 413, 414, 415, 416, 417, 418, 419, 420, 421, 422, 423, 424, 425, 426, 427, 428, 429, 430, 431, 432, 433, 434, 435, 436, 437, 438, 439, 440, 441, 442, 443, 444, 445, 446, 447, 448, 449, 450, 451, 452, 453, 454, 455, 456, 457, 458, 459, 460, 461, 462, 463, 464, 465, 466, 467, 468, 469, 470, 471, 472, 473, 474, 475, 476, 477, 478, 479, 480, 481, 482, 483, 484, 485, 486, 487, 488, 489, 490, 491, 492, 493, 494, 495, 496, 497, 498, 499, 500, 501, 502, 503, 504, 505, 506, 507, 508, 509, 510, 511, 512, 513, 514, 515, 516, 517, 518, 519, 520, 521, 522, 523, 524, 525, 526, 527, 528, 529, 530, 531, 532, 533, 534, 535, 536, 537, 538, 539, 540, 541, 542, 543, 544, 545, 546, 547, 548, 549, 550, 551, 552, 553, 554, 555, 556, 557, 558, 559, 560, 561, 562, 563, 564, 565, 566, 567, 568, 569, 570, 571, 572, 573, 574, 575, 576, 577, 578, 579, 580, 581, 582, 583, 584, 585, 586, 587, 588, 589, 590, 591, 592, 593, 594, 595, 596, 597, 598, 599, 600, 601, 602, 603, 604, 605, 606, 607, 608, 609, 610, 611, 612, 613, 614, 615, 616, 617, 618, 619, 620, 621, 622, 623, 624, 625, 626, 627, 628, 629, 630, 631, 632, 633, 634, 635, 636, 637, 638, 639, 640, 641, 642, 643, 644, 645, 646, 647, 648, 649, 650, 651, 652, 653, 654, 655, 656, 657, 658, 659, 660, 661, 662, 663, 664, 665, 666, 667, 668, 669, 670, 671, 672, 673, 674, 675, 676, 677, 678, 679, 680, 681, 682, 683, 684, 685, 686, 687, 688, 689, 690, 691, 692, 693, 694, 695, 696, 697, 698, 699, 700, 701, 702, 703, 704, 705, 706, 707, 708, 709, 710, 711, 712, 713, 714, 715, 716, 717, 718, 719, 720, 721, 722, 723, 724, 725, 726, 727, 728, 729, 730, 731, 732, 733, 734, 735, 736, 737, 738, 739, 740, 741, 742, 743, 744, 745, 746, 747, 748, 749, 750, 751, 752, 753, 754, 755, 756, 757, 758, 759, 760, 761, 762, 763, 764, 765, 766, 767, 768, 769, 770, 771, 772, 773, 774, 775, 776, 777, 778, 779, 780, 781, 782, 783, 784, 785, 786, 787, 788, 789, 790, 791, 792, 793, 794, 795, 796, 797, 798, 799, 800, 801, 802, 803, 804, 805, 806, 807, 808, 809, 810, 811, 812, 813, 814, 815, 816, 817, 818, 819, 820, 821, 822, 823, 824, 825, 826, 827, 828, 829, 830, 831, 832, 833, 834, 835, 836, 837, 838, 839, 840, 841, 842, 843, 844, 845, 846, 847, 848, 849, 850, 851, 852, 853, 854, 855, 856, 857, 858, 859, 860, 861, 862, 863, 864, 865, 866, 867, 868, 869, 870, 871, 872, 873, 874, 875, 876, 877, 878, 879, 880, 881, 882, 883, 884, 885, 886, 887, 888, 889, 890, 891, 892, 893, 894, 895, 896, 897, 898, 899, 900, 901, 902, 903, 904, 905, 906, 907, 908, 909, 910, 911, 912, 913, 914, 915, 916, 917, 918, 919, 920, 921, 922, 923, 924, 925, 926, 927, 928, 929, 930, 931, 932, 933, 934, 935, 936, 937, 938, 939, 940, 941, 942, 943, 944, 945, 946, 947, 948, 949, 950, 951, 952, 953, 954, 955, 956, 957, 958, 959, 960, 961, 962, 963, 964, 965, 966, 967, 968, 969, 970, 971, 972, 973, 974, 975, 976, 977, 978, 979, 980, 981, 982, 983, 984, 985, 986, 987, 988, 989, 990, 991, 992, 993, 994, 995, 996, 997, 998, 999, 1000

Plot:  
 Land off Birch Avenue,  
 Bacton

Drawn by:  
 Story Heights Plan

Date:  
 Jan 2021

Drawing Scale:  
 1:500 of A0

Drawn by:  
 RW338C\_P\_05\_A

# Colour of Materials Layout



### Materials Legend

- Bricks**
  - B1 Red Mixture
  - B2 Red Multi
  - B3 Buff
- Roof Tiles**
  - R1 Sunrise Blend - Forticrete Gemini
  - R2 Mixed Russet - Forticrete Gemini
  - R3 Slate Grey - Forticrete SB
- Weather Boarding**
  - WB1 Mixed Colour
  - WB2 Mixed Colour
  - WB3 Mixed Colour
- Render/Detailing**
  - RD1 Mixed Colour
  - RD2 Mixed Colour
  - RD3 Mixed Colour
- Fascias & Soffits**
  - FS1 Mixed Colour
  - FS2 Mixed Colour
  - FS3 Mixed Colour
- Windows & French Doors**
  - WD1 Mixed Colour
  - WD2 Mixed Colour
  - WD3 Mixed Colour
- Doors**
  - DR1 Mixed Colour
  - DR2 Mixed Colour
  - DR3 Mixed Colour
- Rainwater Goods**
  - RG1 Mixed Colour
  - RG2 Mixed Colour
  - RG3 Mixed Colour
- Stone Detail**
  - SD1 Mixed Colour
  - SD2 Mixed Colour
  - SD3 Mixed Colour



**Bellway**

Project: Land off Birch Avenue, Bickton  
 Drawing: Color of Materials Layout  
 Date: Jan-2021  
 Drawing Code: I-500-W-AD  
 Drawing No: RW232C\_PL\_01A

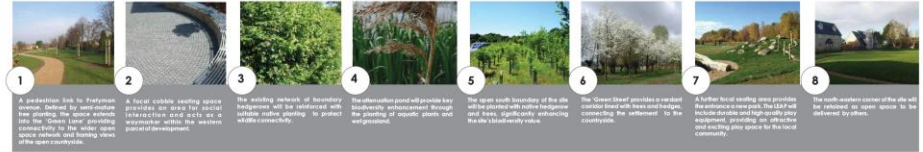


**Affordable Housing**

- Shared Ownership
- Affordable Rent
- Social Rent
- Shared Ownership
- Affordable Rent
- Social Rent
- Shared Ownership
- Affordable Rent
- Social Rent

**Accommodation Schedule**

Affordable Housing							
No	Ref	Units	Stony	Gr	Gr	Total #	
5	WD	Wendover (West)	2	1	808	210	410
2	SO	The Locker	1	1	500	15.1	1300
3	GO	The Gravel	2	2	700	65.0	1400
17	BA	The Bar	2	2	806	81.4	1692
4	FW	Wendover (East)	2	2	200	96.3	400
0	TI	The Terrace	3	2	200	95.3	0
<b>30</b>							<b>2952</b>
<b>Total</b>							<b>8464</b>



1 A perimeter line to separate the scheme from the surrounding area, providing a clear boundary and acting as a visual screen. The line will be a mix of planting and fencing, with the fence being the main screen.

2 A local walking route will be provided, linking the site to the surrounding area and providing a clear path for pedestrians.

3 The existing network of trees and shrubs will be retained and enhanced, providing a natural screen and adding to the visual interest.

4 The proposed planting will provide a natural screen and add to the visual interest. The planting will be a mix of trees and shrubs, providing a clear boundary and adding to the visual interest.

5 The local walking route will be provided, linking the site to the surrounding area and providing a clear path for pedestrians.

6 The existing network of trees and shrubs will be retained and enhanced, providing a natural screen and adding to the visual interest.

7 The proposed planting will provide a natural screen and add to the visual interest. The planting will be a mix of trees and shrubs, providing a clear boundary and adding to the visual interest.

8 The local walking route will be provided, linking the site to the surrounding area and providing a clear path for pedestrians.

- KEY**
- Application site boundary
  - Proposed Highways
  - Proposed housing
  - Proposed hedgerows
  - Proposed trees
  - Proposed open space paths
  - Existing trees & hedgerow to be retained.
  - Acoustic fence and adjacent proposed landscape buffer.
  - Seating

**Landscape Street Typologies**

**Green Street**

The Green Street defines the primary highway network within the site. It will be a mix of trees and shrubs, providing a clear boundary and adding to the visual interest. The planting will be a mix of trees and shrubs, providing a clear boundary and adding to the visual interest.

**Green Lane**

The Green Lane provides a clear path for pedestrians, linking the site to the surrounding area and providing a clear path for pedestrians. The planting will be a mix of trees and shrubs, providing a clear boundary and adding to the visual interest.

**Street**

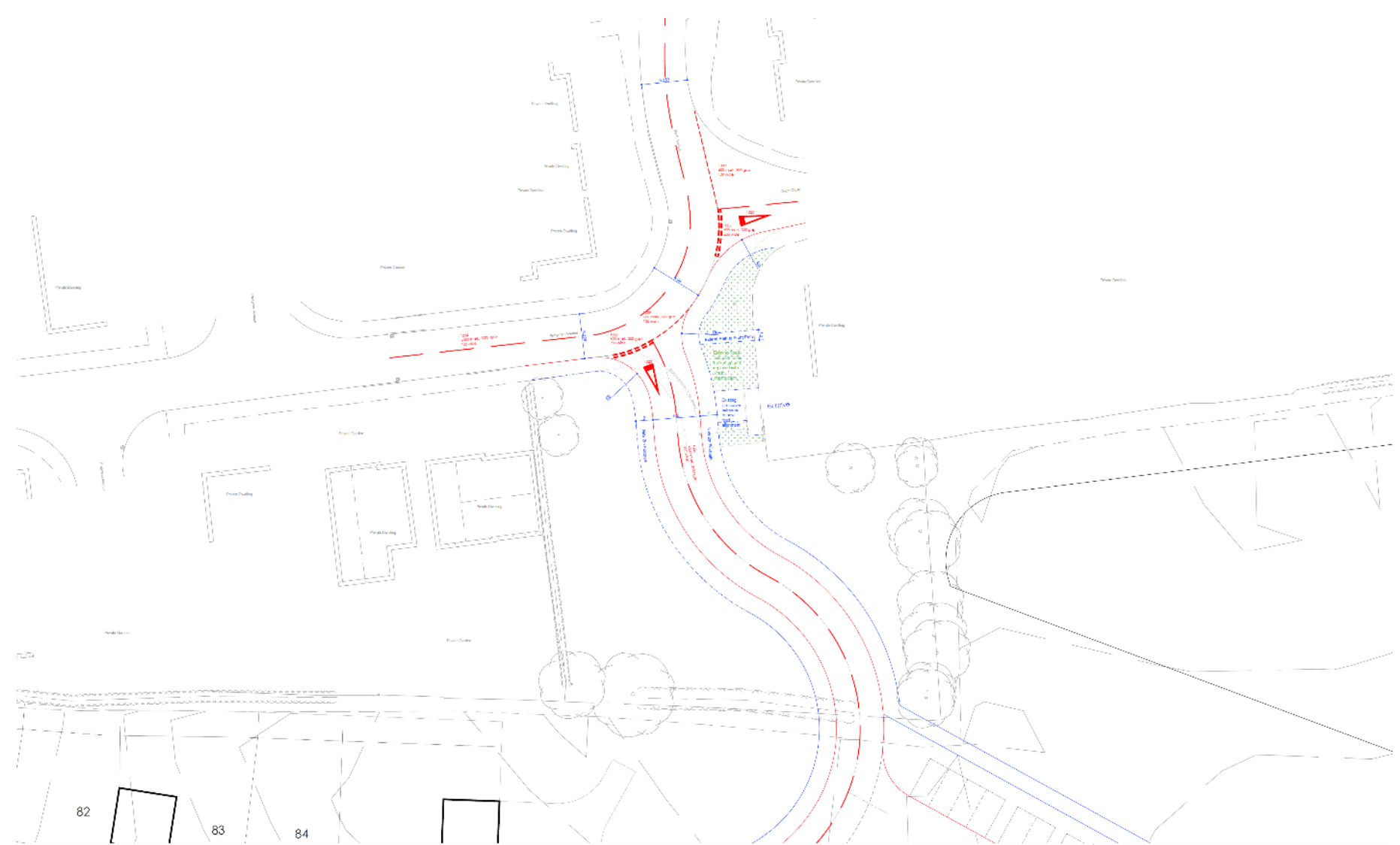
The Street provides a clear path for pedestrians, linking the site to the surrounding area and providing a clear path for pedestrians. The planting will be a mix of trees and shrubs, providing a clear boundary and adding to the visual interest.

**Lane**

The Lane provides a clear path for pedestrians, linking the site to the surrounding area and providing a clear path for pedestrians. The planting will be a mix of trees and shrubs, providing a clear boundary and adding to the visual interest.



# Birch Avenue Access



# Street Elevations

Slide 15











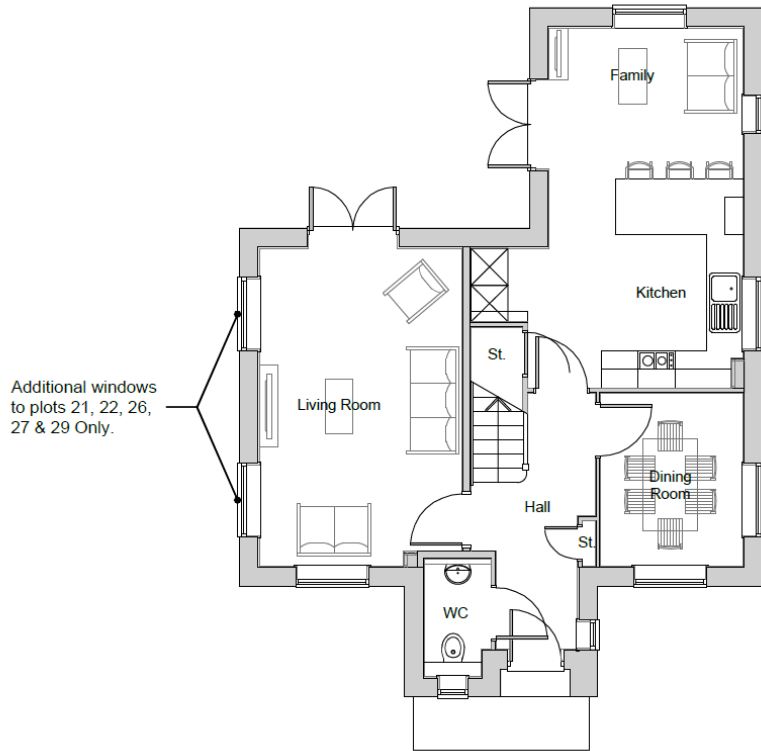
Front Elevation

Side Elevation

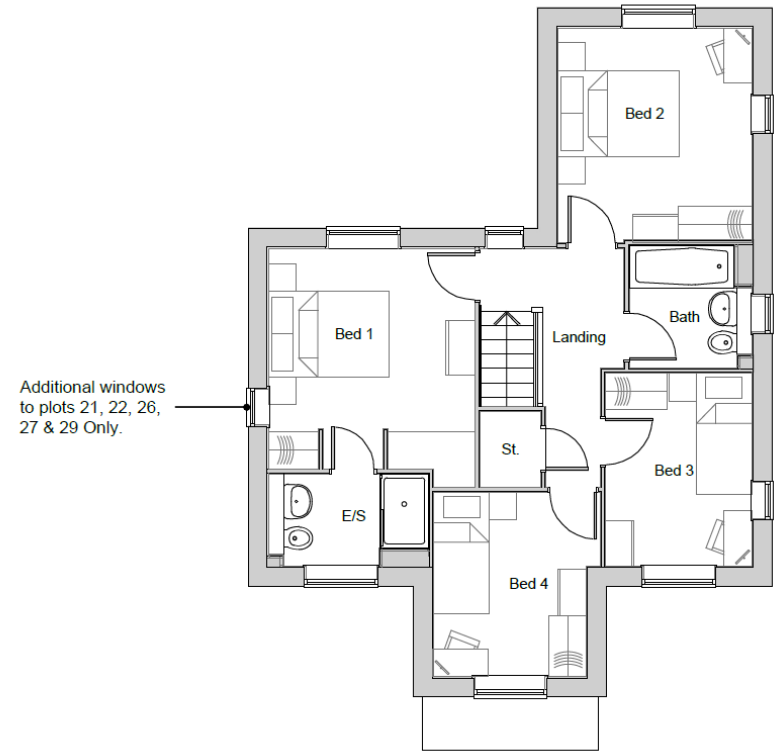


Rear Elevation

Side Elevation



Ground Floor Plan



First Floor Plan



Front Elevation



Additional windows  
to plot 1 Only

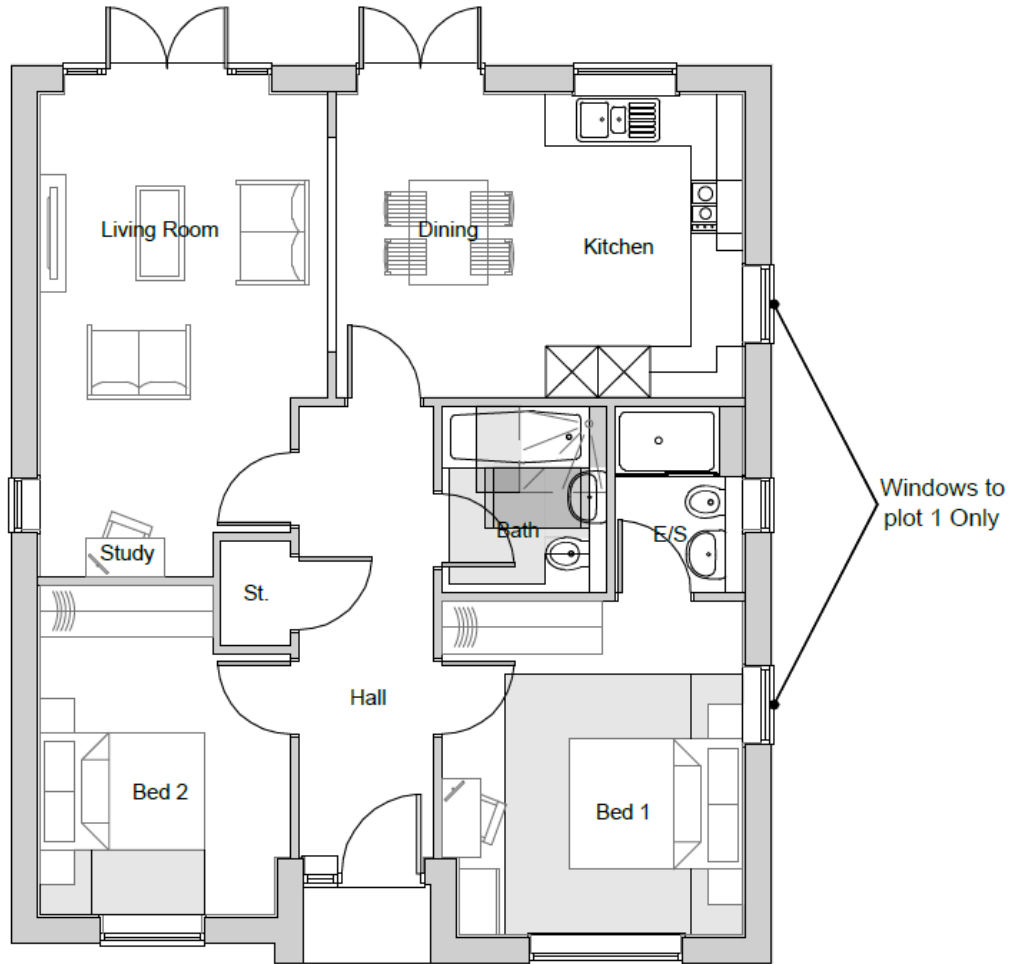
Side Elevation



Rear Elevation



Side Elevation



Ground Floor Plan



Front Elevation



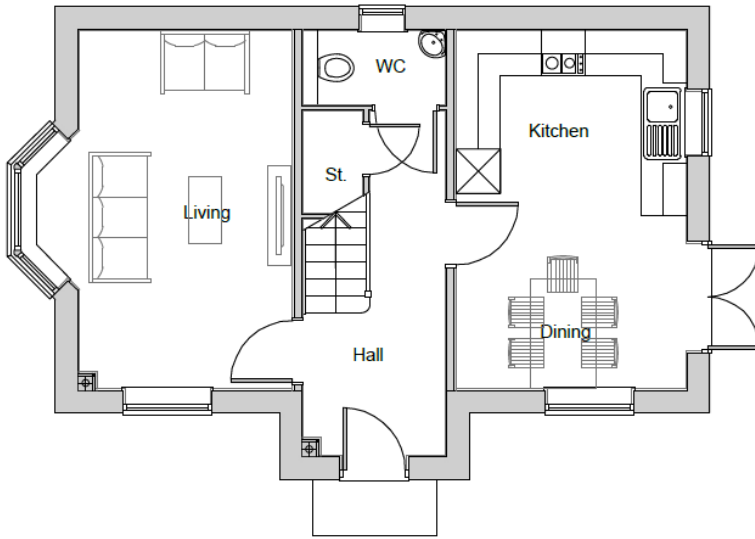
Side Elevation



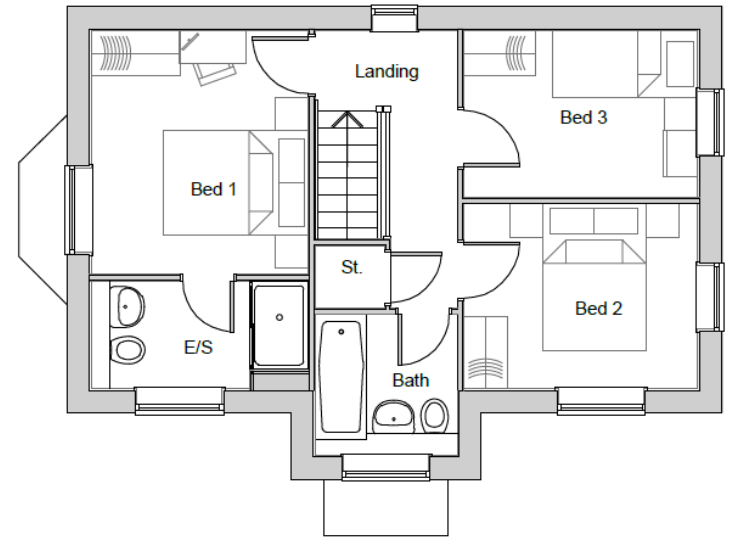
Rear Elevation



Side Elevation



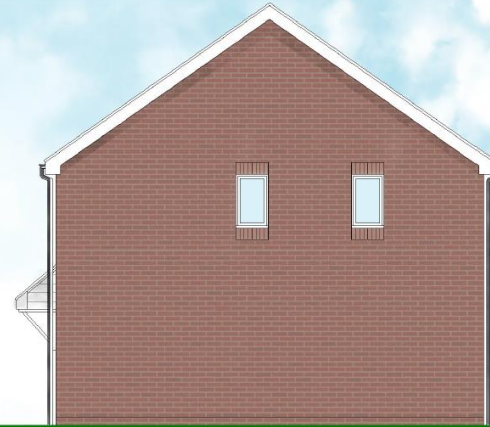
Ground Floor Plan



First Floor Plan



Front Elevation



Side Elevation

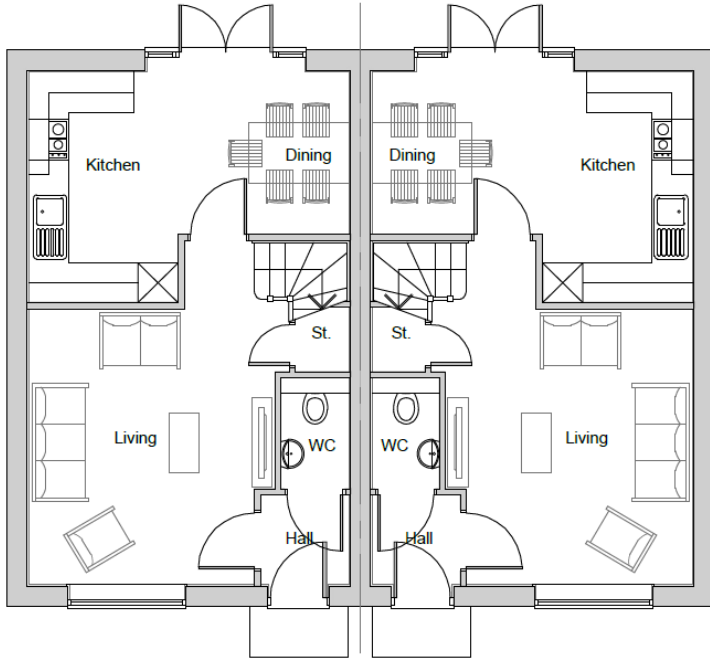


Rear Elevation

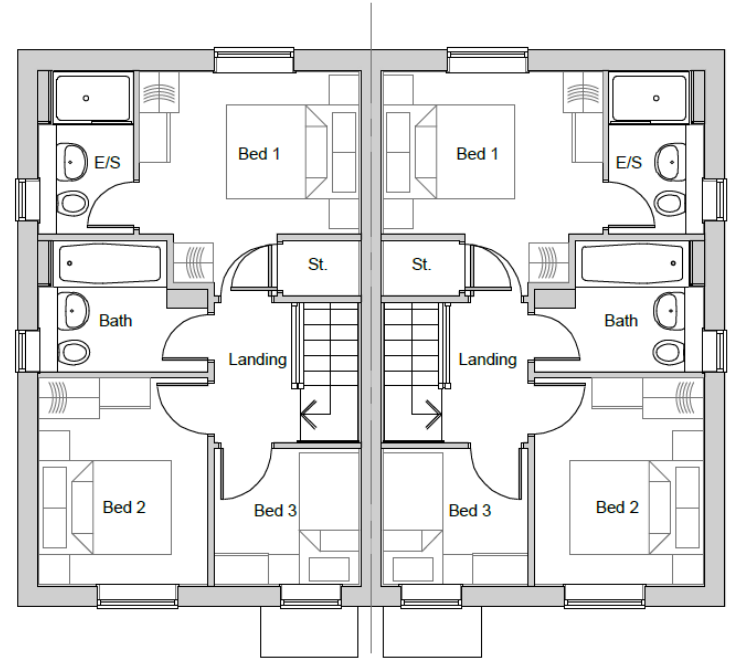


Side Elevation





Ground Floor Plan



First Floor Plan



Front Elevation



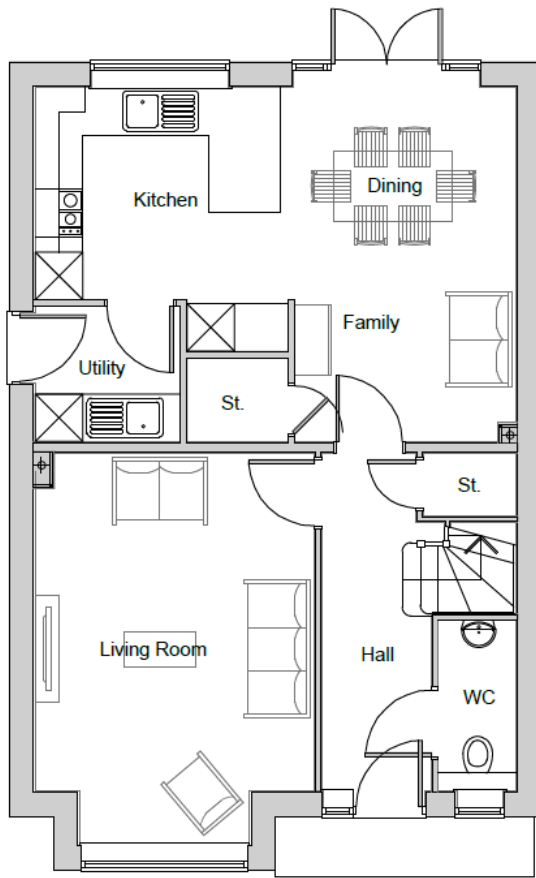
Side Elevation



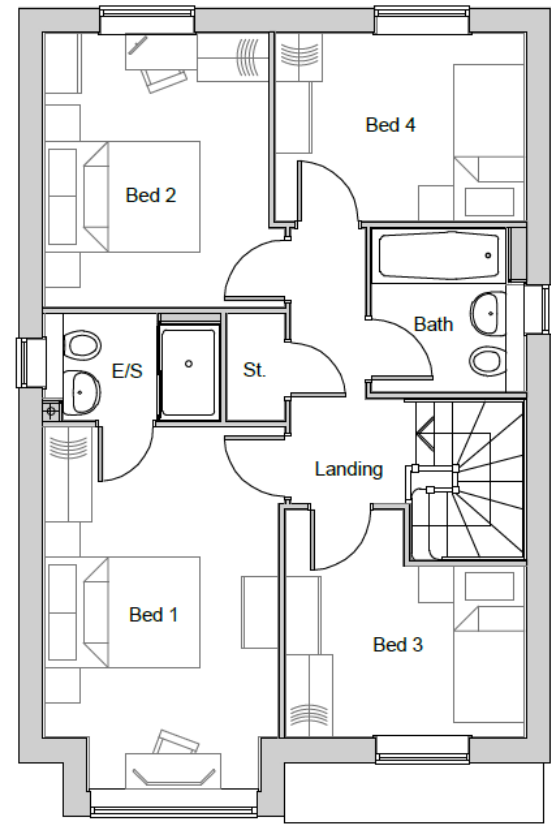
Rear Elevation



Side Elevation



Ground Floor Plan



First Floor Plan



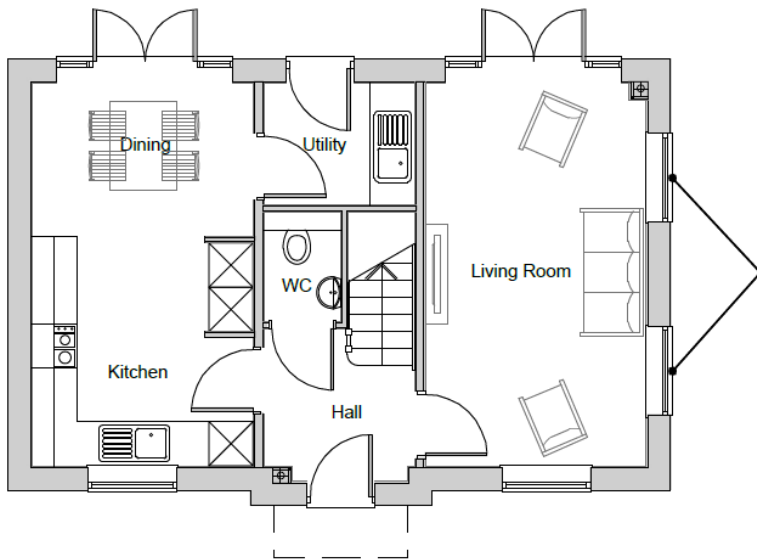
Front Elevation

Side Elevation

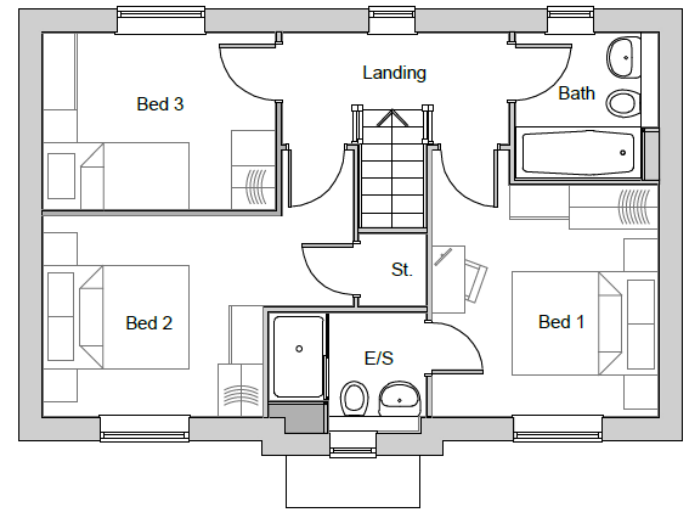


Rear Elevation

Side Elevation



Ground Floor Plan



First Floor Plan



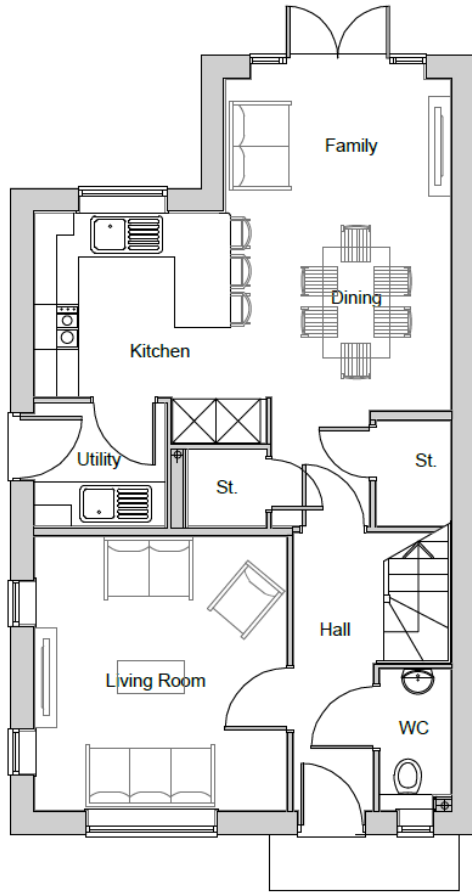
Front Elevation

Side Elevation

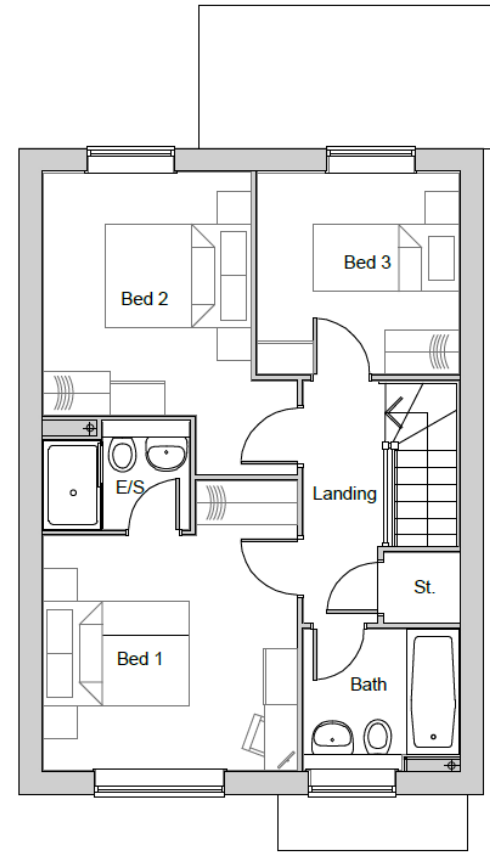


Rear Elevation

Side Elevation



**Ground Floor Plan**



**First Floor Plan**



Front Elevation



Side Elevation

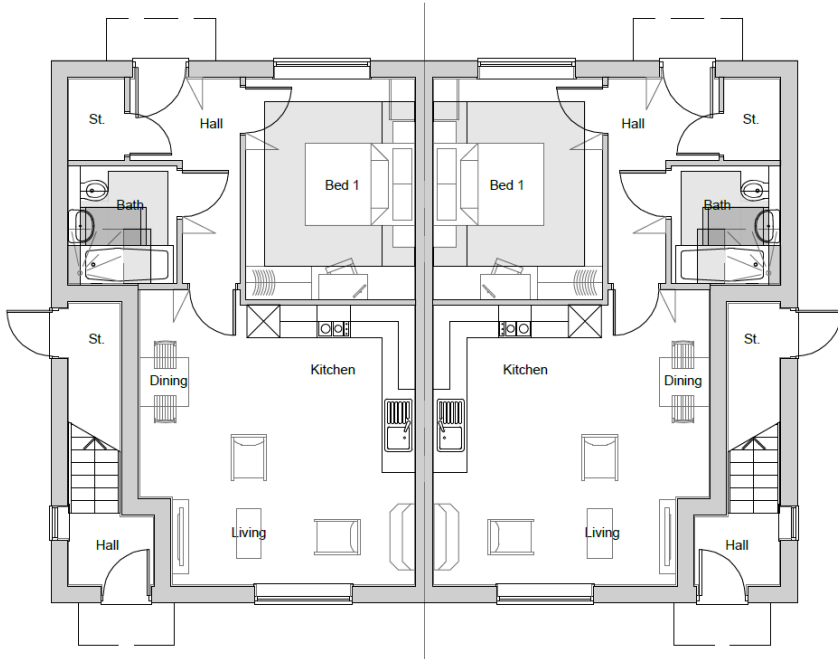


Rear Elevation

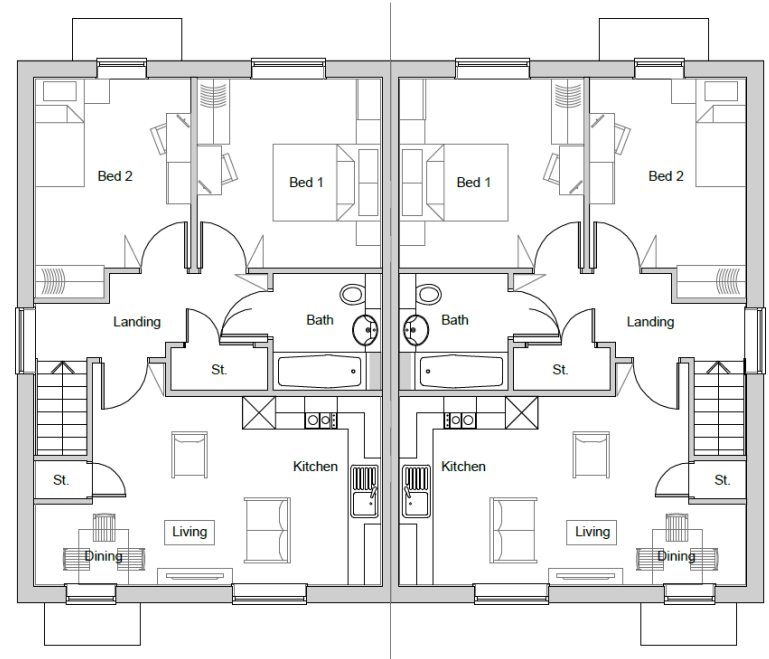


Side Elevation





Ground Floor Plan



First Floor Plan



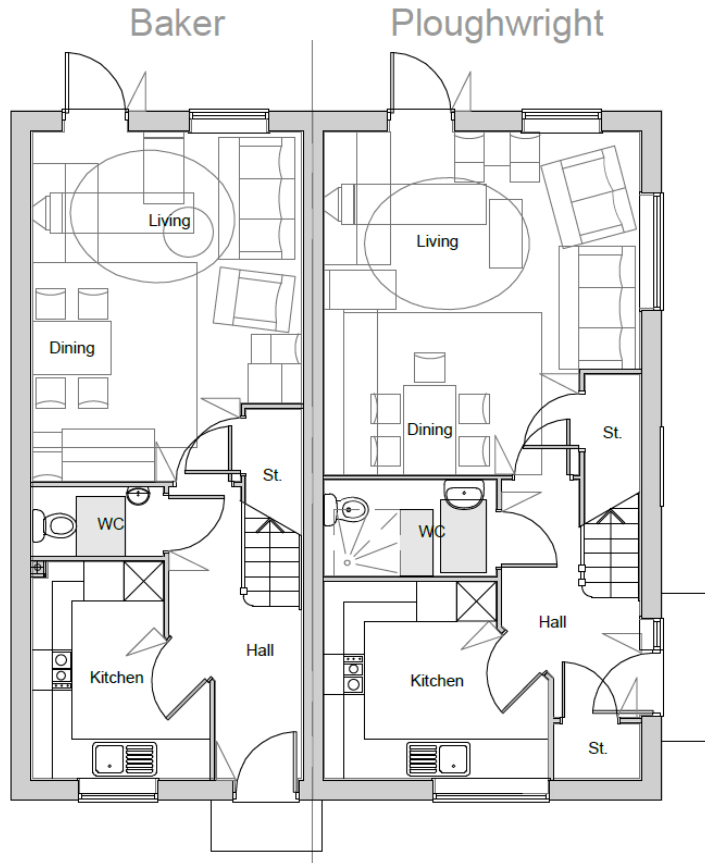
Front Elevation

Side Elevation

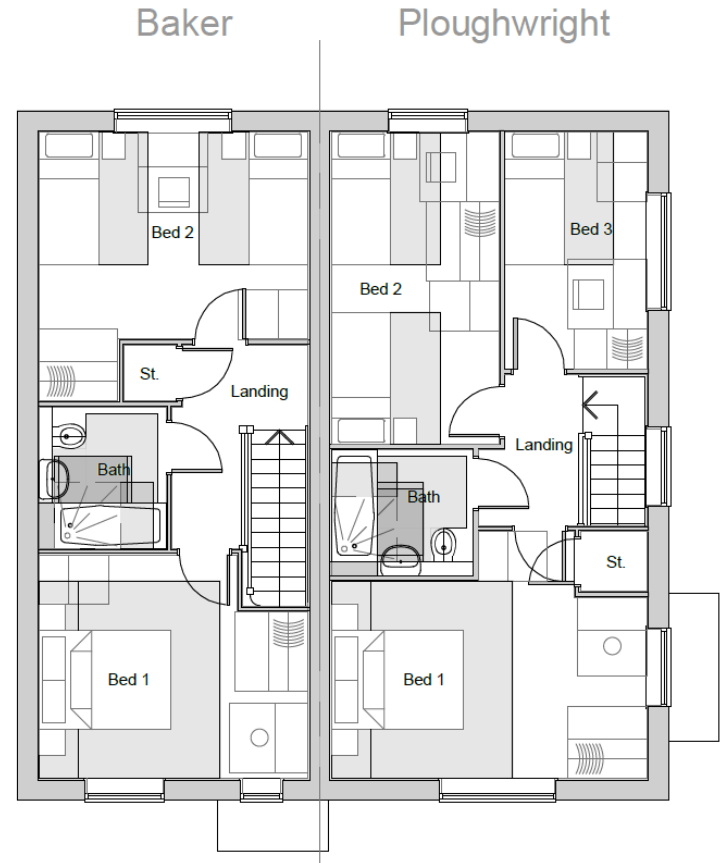


Rear Elevation

Side Elevation



Ground Floor Plan



First Floor Plan