

Appendix A

Pre App Meeting Response

From: [Mills, Penelope](#)
To: ["Christopher Read"; Thomas Brown](#)
Subject: RE: 8202 Pre App Meeting regarding development of the Vixen, Haverhill.
Date: 08 December 2015 13:06:45

Dear Mr Read and Mr Brown,

I am writing with regard to the above proposal, following our meeting on 24th November.

Section 38 (6) of the Planning and Compulsory Purchase Act requires that decisions on planning applications are made in accordance with the Development Plan, unless material considerations indicate otherwise. The statutory Development Plan for the District currently comprises the Core Strategy, the Vision 2031 and the Joint Development Management Policies Document. Copies of the plans and their policies can be found on the Council's website using the following link:

http://www.westsuffolk.gov.uk/planning/Planning_Policies/local_plans/stedmundsburylocalplan.cfm

Planning Policy Documents are written by the Planning Policy Team and go through extensive consultation and examination before finally being adopted by the Council. Therefore, I cannot refer you to one individual who is responsible for writing the policies as you requested.

The policies of particular relevance to your proposal are listed below:

Core Strategy
CS5 Affordable Housing

Haverhill Vision 2031
Policy HV8: New and existing local centres and community facilities

The Haverhill Masterplan 2015

Joint Development Management Policies Document 2015
DM2 Creating Places
DM7 Sustainable design and construction
DM12 Mitigation, enhancement management and monitoring of biodiversity
DM22 Residential Design
DM36 Local centres
DM41 Community facilities and services
DM45 Transport assessment and travel plans
DM46 Parking standards

As discussed, the site lies within an existing local centre where policy HV8 of the Haverhill Vision and policy DM36 of the Joint Development Management Policies Document would apply. These policies seek to maintain certain uses and safeguard the area from other types of development.

Given that the proposal is almost entirely residential it would not meet the requirements of these policies. It may be that an element of residential could be acceptable as part of a mixed use scheme, but in terms of meeting the policy there would need to be much more of a balance than there is currently.

If you did decide to proceed on the basis of a scheme that did not comply with policy, you should provide a comprehensive argument within a planning statement, covering the material planning reasons why such a departure would in your view be acceptable. This would then be considered by the local authority during the course of the application. If viability were to form part of this argument then a full viability assessment would be expected alongside the application.

Due to the last use of the building, the proposal would be considered as the loss of a community facility, as covered by policy DM41. You would need to ensure that your proposal met all the relevant criteria set out in this policy and that all the relevant evidence was provided.

A key constraint for this site is the lack of parking. I understand that you are looking into the possibility of acquiring some spaces in the adjacent council owned carpark. Notwithstanding the legal issues involved in this, I am concerned about the impact that this would have on the local centre, as this parking area was clearly originally intended for public use as part of the functioning of the centre. Without the ability to easily park near facilities in this centre, I fear that its future viability could be compromised. This is likely to be a key consideration in any planning application here, and is one you should fully address in any submission.

In terms of who you should contact, I have been advised that the best person to approach would be Jane Orton in the Legal Department (Jane.Orton@westsuffolk.gov.uk).

In terms of parking numbers, layout and access we would consult with County Highways during the course of an application. You may wish to seek further advice from them directly at this pre-application stage. The contact for this would be Steve O'Kane (Steve.OKane@suffolk.gov.uk). I am aware that they are extremely busy at the moment so they may wish to confirm what the likely timescale for a response would be. In terms of number of spaces The Suffolk Advisory Parking Standards are adopted as Planning Guidance can be found on the following link <https://www.suffolk.gov.uk/planning-and-environment/planning-and-development-advice/parking-guidance/>.

This is a prominent site and whilst there is clearly scope to improve the quality of the built environment, I am concerned that the scale of what you are proposing would appear out of character and somewhat dominating. I appreciate that you have looked at the surrounding architectural forms and have gone some way to break up the bulk of the building. However, I still feel that particularly the elevations facing the carpark and the public

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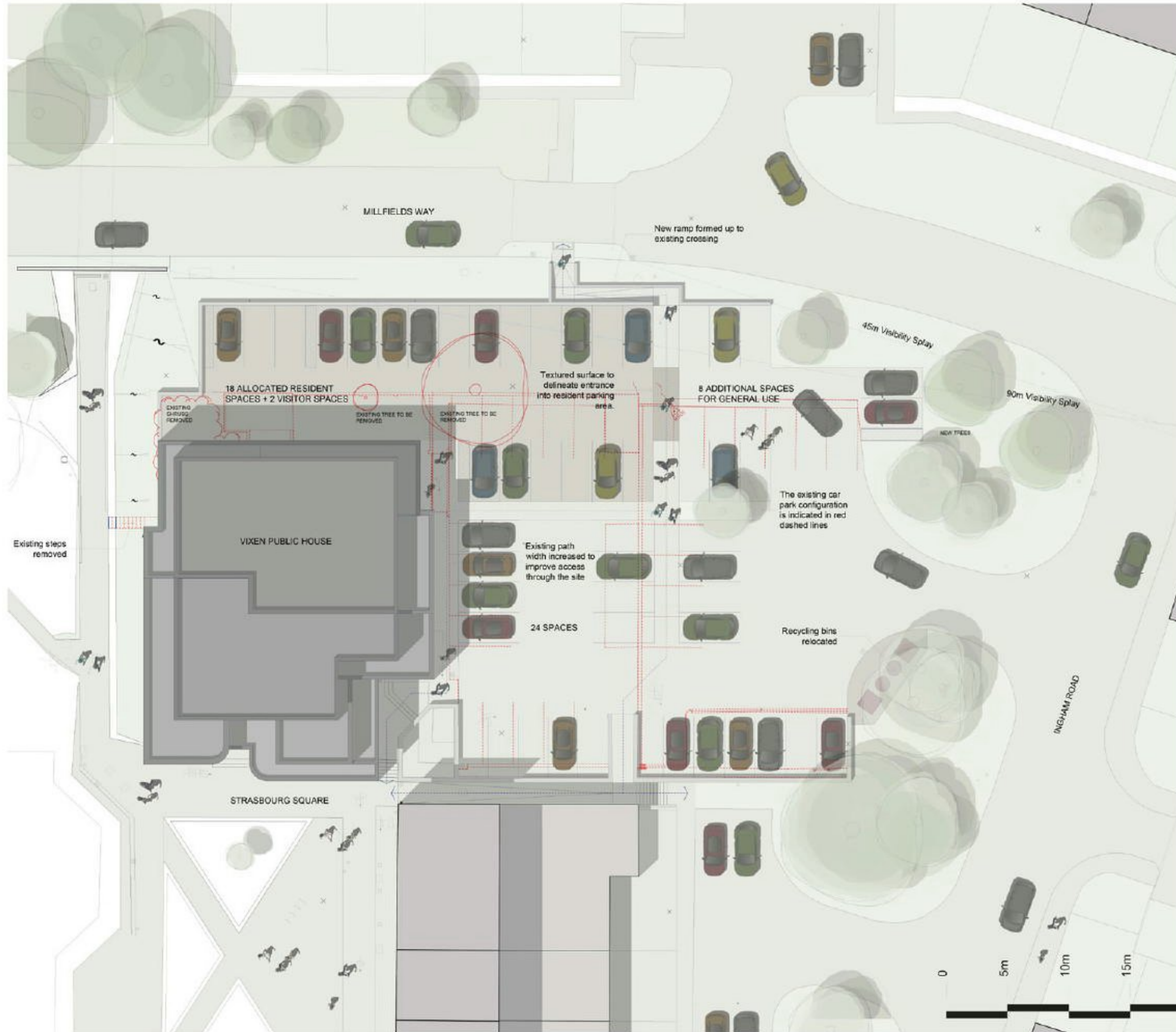
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Appendix B

Various email correspondence

Appendix C

Public Consultation Presentation Boards



DO NOT SCALE FROM THIS DRAWING
ALL DIMENSIONS TO BE CONFIRMED ON SITE BY THE CONTRACTOR PRIOR TO CONSTRUCTION

Car Parking

Planning policy requirements for car parking for the residential flats.

9 x 2 Bed Flats (1.5 Spaces per flat)	14 spaces
9 x 1 Bed Flats (1 Space per flat)	9 spaces
18 x 0.25 Spaces per flat for guests	5 spaces
Total	28 spaces

Existing car park provides 25 car parking spaces

The proposed extension and reconfiguration of the car park provides 52 spaces.

It is proposed to provide 20 spaces (1 space per flat + 2 resident visitor spaces) clearly allocated for use of the residents of the flats only.

The 32 remaining spaces would be shared between residents of the flats and members of the public using the shops or the Community Centre. This results in an increase of 7 spaces available for general use.

When open, the pub would have utilized some of the existing 25 parking spaces for staff and customers. These spaces will now be utilized by staff and customers of the two new retail / commercial units

Cycle Parking

Advice from Suffolk County Council Highways is that 1 space is required per flat. The proposals include for 26 secure cycle parking spaces (1.5 spaces per flat).

Bin Storage

Requirements:
180L of general waste per flat (18x180=3240L total)
180L of recyclable waste storage per flat (18x180=3240L total)
Provision:
3 x 1100L general waste bins
3 x 1100L recyclable waste bins

KEY

EXISTING RETAINED STRUCTURES ETC IN BLACK
DEMOLISHED OR REMOVED STRUCTURES ETC IN RED
PROPOSED WORKS IN BLUE

DR	DR	DR	DR	DR	DR
DR	DR	DR	DR	DR	DR
DR	DR	DR	DR	DR	DR
DR	DR	DR	DR	DR	DR
DR	DR	DR	DR	DR	DR
DR	DR	DR	DR	DR	DR



CLIENT
RADFORD HOMES
PROJECT
VIXEN HAVERHILL
DRAWING
PROPOSED SITE PLAN

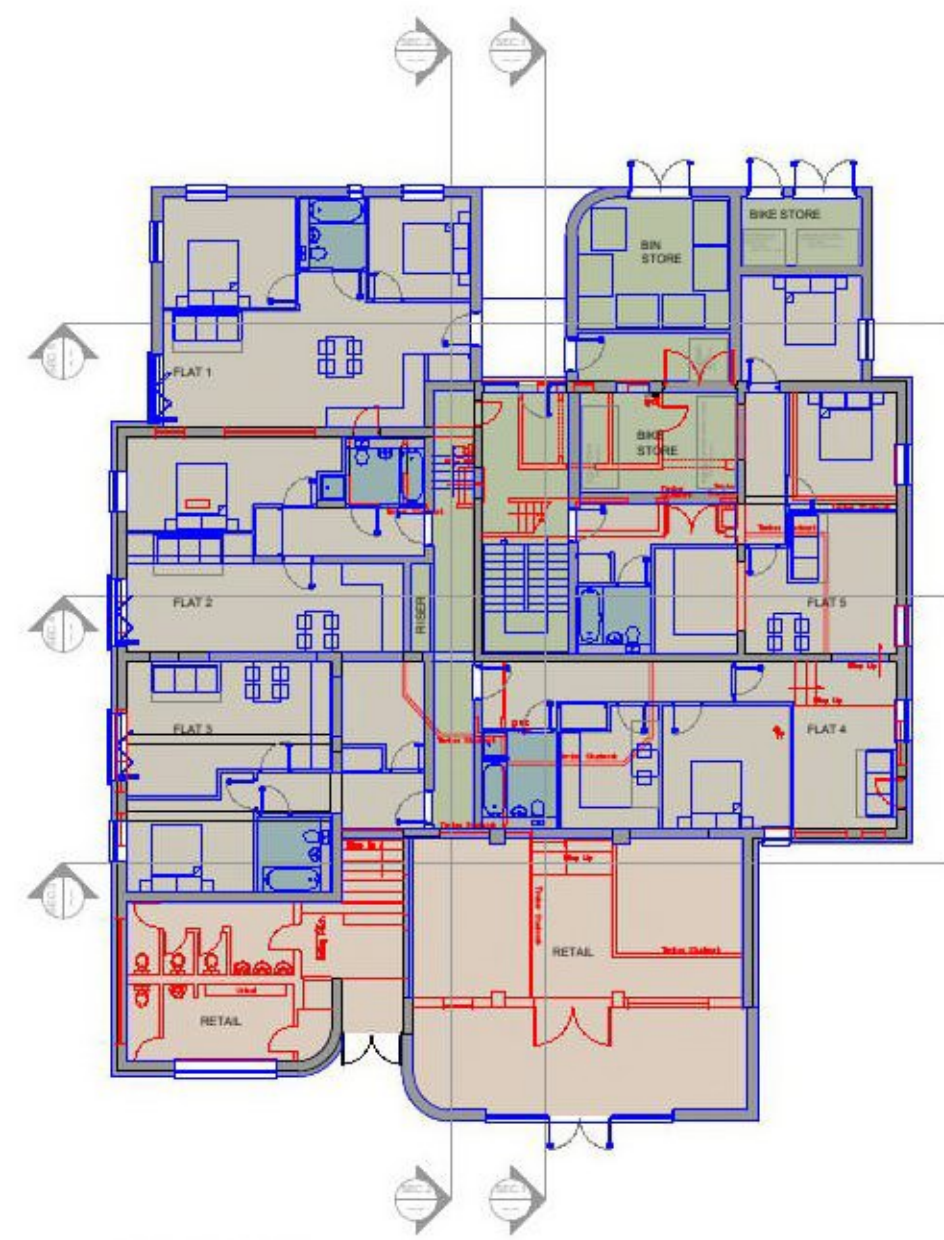


PLANNING			
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JOB	RH101	REV	02

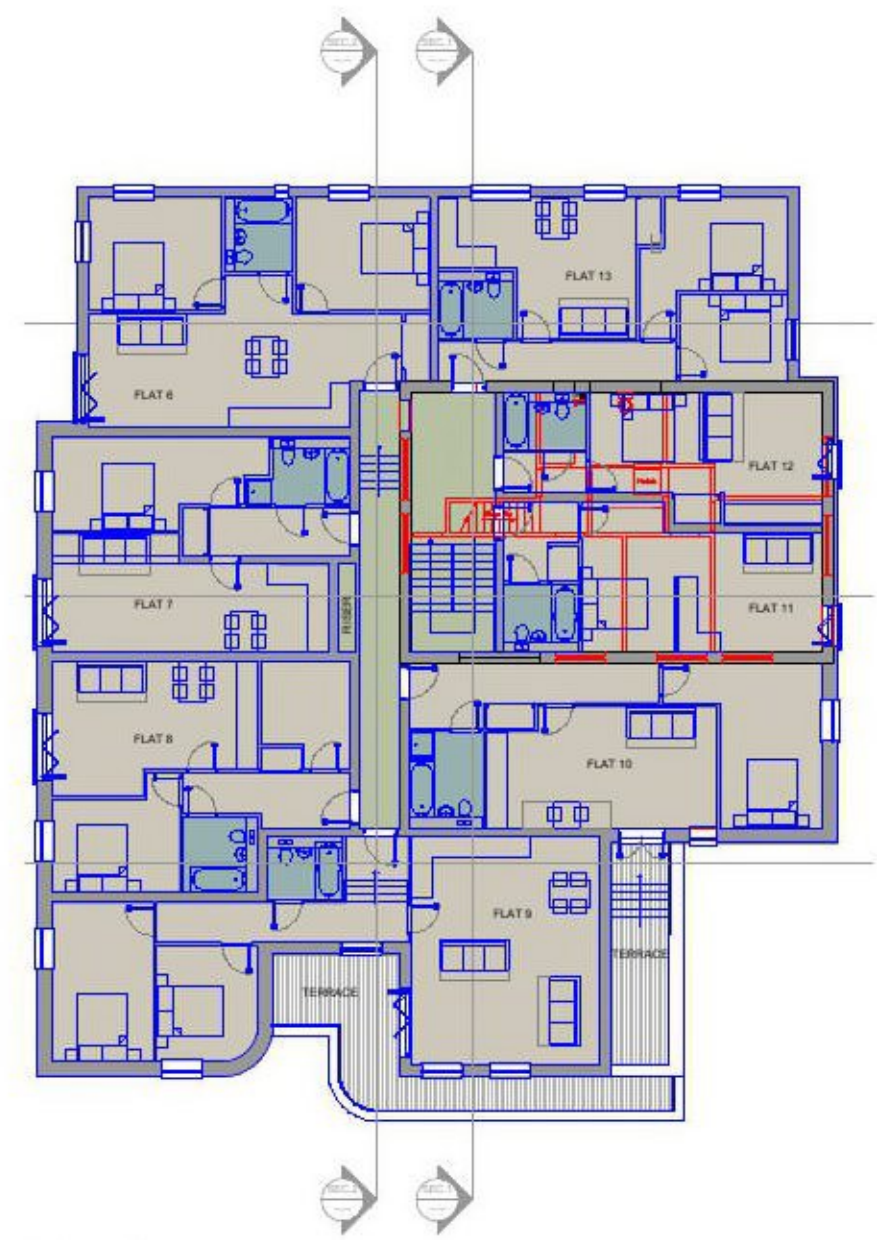
COPYRIGHT RADFORD GROUP LTD

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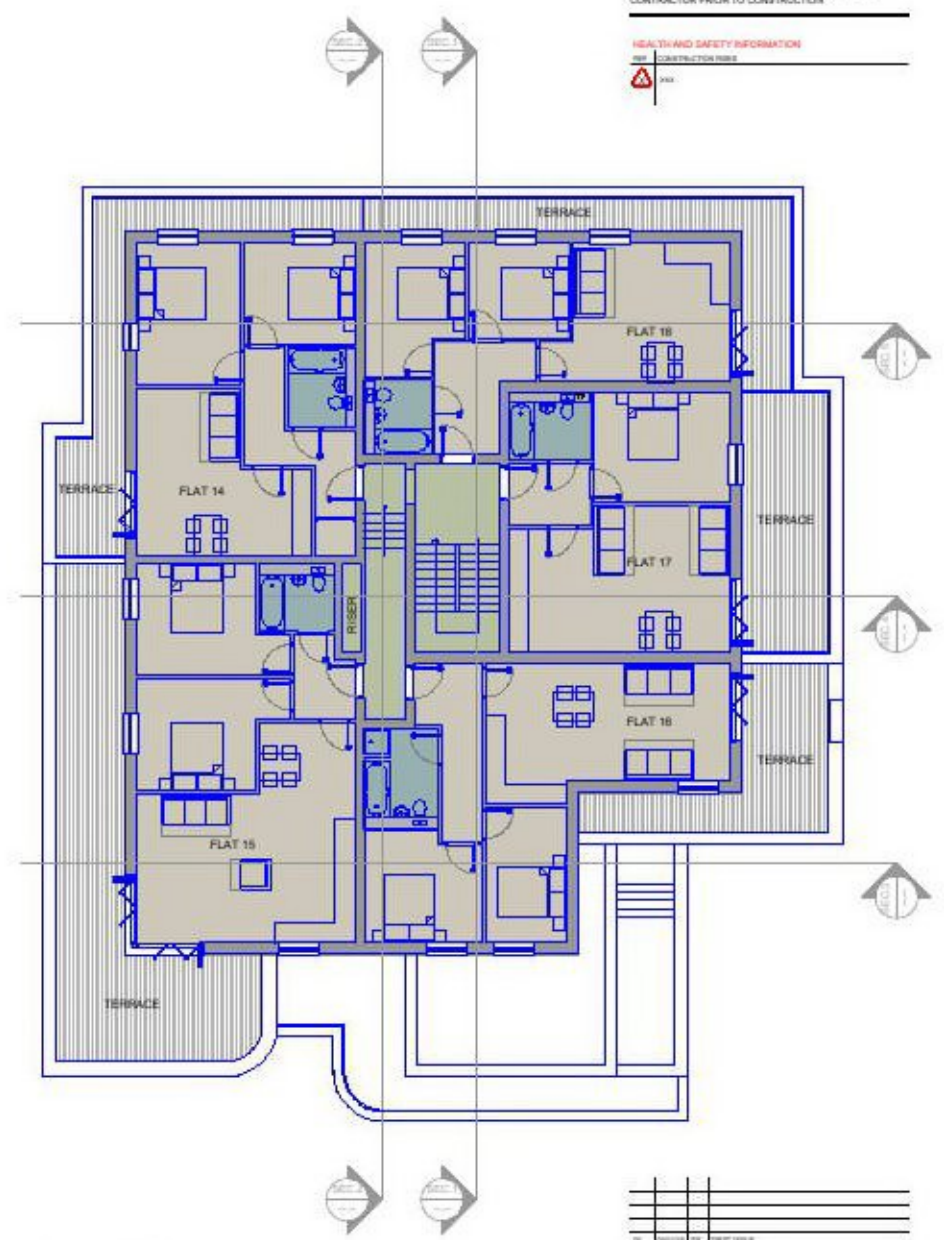
HEALTH AND SAFETY INFORMATION
SEE CONSTRUCTION SITE



GROUND FLOOR



1ST FLOOR

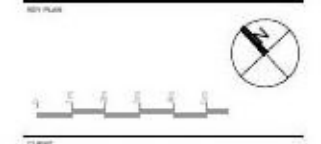


2ND FLOOR

- KEY
- FLATS
 - WET AREAS
 - COMMUNAL AREAS
 - RETAIL
 - EXISTING RETAINED STRUCTURE
 - PROPOSED DEMOLITION
 - NEW WORKS

NO.	DATE	DESCRIPTION

SCALE: 1:100
DATE: NOV 2016

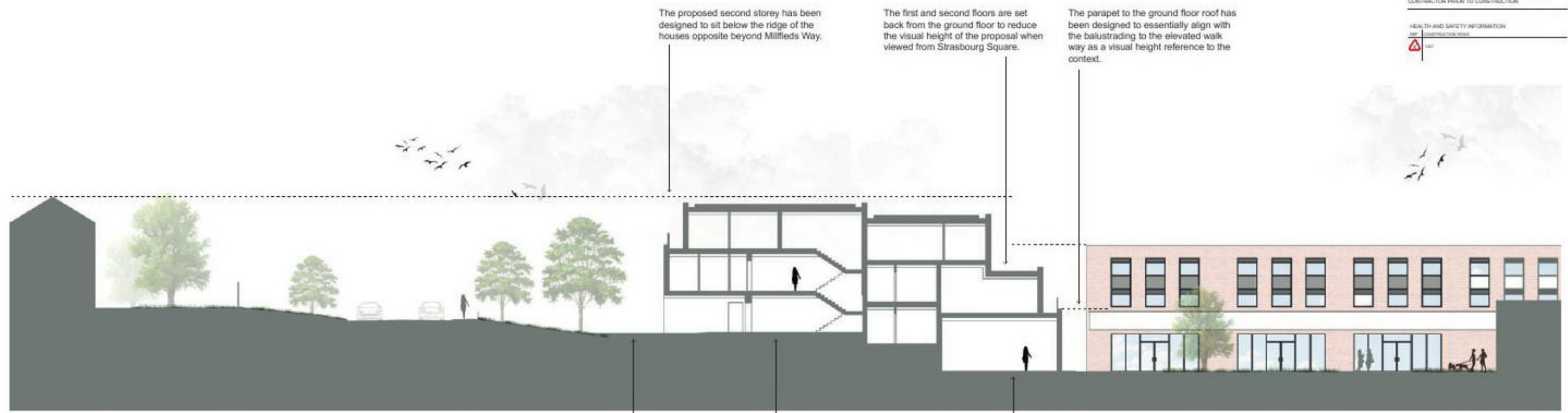


CLIENT: RADFORD HOMES
JOB: THE VIXEN HAVERHILL
DRAWING: PROPOSED FLOOR PLANS

PLANNING			
SCALE	1:100	PAPER	A1
DATE	NOV 2016	NO.	00
RH101	010	00	

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HEALTH AND SAFETY INFORMATION
 REF: CONSTRUCTION 1004

The proposed second storey has been designed to sit below the ridge of the houses opposite beyond Millfields Way.

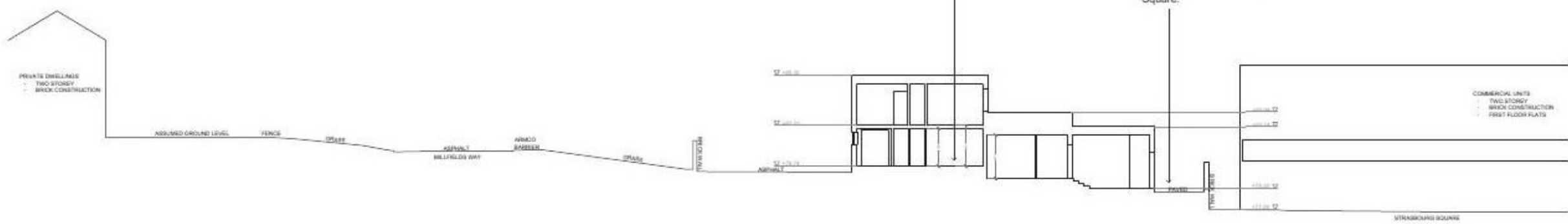
The first and second floors are set back from the ground floor to reduce the visual height of the proposal when viewed from Strasbourg Square.

The parapet to the ground floor roof has been designed to essentially align with the balustrading to the elevated walk way as a visual height reference to the context.

Ground levels externally will be adjusted to form a level threshold access into the building.

Ground floor levels are stepped to suit the existing floor levels within the pub.

The existing raised terrace will be removed to form level access to the retail / commercial units off of Strasbourg Square.



NO.	DATE	BY	CHKD	DESCRIPTION

SCALE
 1:500
 DATE: 11/11/2016



CLIENT
RADFORD HOMES
 PROJECT
**THE VIXEN
 HAVERHILL**
 DRAWING
**SITE SECTIONS
 EXISTING & PROPOSED**

PLANNING			
NO.	DATE	BY	CHKD
RH101	020		00

THE PROPOSALS EXPLAINED...

The Vixen Public House has sat empty for over six years and has become a place for anti-social behaviour and squatting throughout this time.

We are proposing to renovate and extend the existing, dilapidated building to form two new commercial / retail units at lower ground floor on to Stasbourg Square to compliment the existing shops and Community Centre.

We are also proposing 9No. 1 bed and 9No. 2 bed flats with open plan living areas and well specified finishes.

5 of the flats will be allocated as Affordable Housing units to meet current Planning Policy.

2No. ground floor flats will be fully accessible for persons with reduced mobility. This provision is reduced due to the stepped nature of the existing building.



PROPOSED VIEW FROM STRASBOURG SQUARE

BUILDING FORM

The form of the proposal follows the existing building perimeter line. The first and second floor extensions have been designed to step back from Strasbourg Square in order to reduce the building height fronting on to the square.

Likewise the top floor has been set back from all elevations to appear subservient to the main two storey building.

The stepped facades form external terraces for many of the flats on the upper floors providing valuable external amenity space.

SUNLIGHT

The elevation fronting Strasbourg Square is south facing so the additional floors will not have any effect on sunlight within the square



PROPOSED VIEW FROM STRASBOURG SQUARE

MATERIALS

Simple contemporary and robust materials have been selected for the buildings exterior to compliment the buildings around the square and the houses across Millfields Way.

Red clay bricks reference the existing red clay blocks used to construct the shops and Community Centre opposite. Grey bricks are used to face onto the square as these are robust. Colour through renders are used to many elevations as these require very little maintenance and standing seam metal cladding is proposed to the set back second floor to clearly differentiate this element of the building.

CAR PARKING

To develop the scheme we have been in negotiation with St Edmundsbury Borough Council to establish the most suitable way of providing car parking without compromising parking provided within the existing car park.

The site plan provides further explanation on parking.



PROPOSED VIEW FROM THE CAR PARK OF THE RENOVATED PUB

Appendix D

County Council Contributions

Appendix E

Notice letter to Mr Linsdell at St Edmundsbury
Borough Council

Ref: RH101 001

Date: 9th of December 2016

Dear Mr Linsdell

RE: Development of The Vixen, Haverhill to form 18 flats and 2 retail / commercial units

Further to correspondence and our site meeting during which our proposals for the above development and the associated works to the car park have been discussed we write to inform you that we have submitted a planning application to develop the pub and carry out works to the car park.

Our proposals are as discussed and include to extend the car park into the grass verge adjacent to Millfields Way which you advised is owned by St Edmundsbury Borough Council. Following our meeting on site we have submitted the financial proposal for the land as you requested. It would be useful to understand how you view this offer in order to move this aspect of the process forward.

Our proposals also propose to rationalise and improve the arrangement of the car park in order to provide more car parking spaces within the car park to maximise the parking provision in order to avoid reducing the number of parking spaces available and provide a policy compliant provision of parking for the residents of the development.

A total of 28 new spaces are being provided. This meets the requirements of the Suffolk Guidance for Parking Document 2014. As you suggested when we met, we have proposed the allocation of 1 space per dwelling and 2 visitor spaces for residents of the new flats. The remaining 8 are proposed as shared spaces for residents and customers. This has been viewed favourably by local business owners and residents.

The enclosed plan indicates the ownership boundary of the site in red and areas associated with the application site outside of our ownership in blue.

Details of the development can be found on the planning portal.

Yours Sincerely

Chris Read

C.c. Penelope Mills
Enc.



Appendix F

Map of Letter Drop area for invitation to attend the Public Consultation.



