

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).

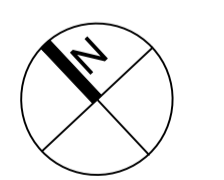
Bin Storage

- Residential Waste**
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 bins, 3 x 1100L recyclable bins
- Commercial Waste**
Requirements (Retail is worst case)
5000L / 1000m2 floor area. 120m2 area = 600L
400L general waste. 200L recyclable.
Provision:
2no 1100L bins
(1 for recyclable
1 for general waste)

- Indicative external lighting position. Bollard or wall mounted fitting to later detailed design.
- Concrete block paving
- Tarmac surface
- New planting areas

04	10.04.17	TB	CAR PARK LEVELS ADDED. EXTENT OF EXISTING CARPARK IDENTIFIED. INDICATIVE LIGHTING POSITIONS SHOWN.
03	12.12.16	SR	PLANNING SUBMISSION
02	09.11.16	CR	DRAFT FOR COMMENT
01	03.11.16	CR	DRAFT FOR DISCUSSION
00	17.08.16	CR	DRAFT FOR DISCUSSION
REV	DATE	CHK	AMENDMENTS

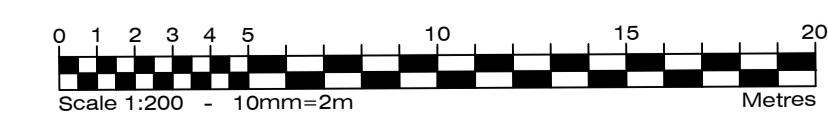
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CLIENT
RADFORD HOMES

JOB
**VIXEN
HAVERHILL**

DRAWING
PROPOSED SITE PLAN



PLANNING			
SCALE	1:200	PAPER	A1 DATE AUG 2016
JOB	RH101	DWG	P004 REV 04