



APPENDIX 1

PUBLIC RIGHTS OF WAY

WORKING COPY OF
RECORDED PUBLIC RIGHTS OF WAY
DERIVED FROM THE DEFINITIVE MAP
FOR THE FORMER COUNTY BOROUGH
OF

IPSWICH

SHEET NO: 2 of 2

Relevant date: 01 May 2009
Date of issue: 27 September 2017



This is the Definitive Map
prepared under Section 57(3) of the
Wildlife and Countryside Act 1981.

Signed:

Date:

This map is based upon Ordnance Survey material with the permission
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proceedings.

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Scale 1:10000



KEY:

- Footpath
- - - - - Bridleway
- ~~~~~ Restricted Byway
- ~~~~~ Byway Open to All Traffic
- Parish Boundary (for Definitive Map purposes.)

The information on this map should only be
relied on for this named parish only. Routes
shown in other parishes may have been
subject to legal orders not reflected
on this map.

Email: definitive.maps@suffolk.gov.uk
Telephone: 01473 264774

Date:

The Common Seal of
Suffolk County Council
was hereunto affixed
in the presence of

an authorised Officer of the Council

Please do not scale from this pdf plot



APPENDIX 2

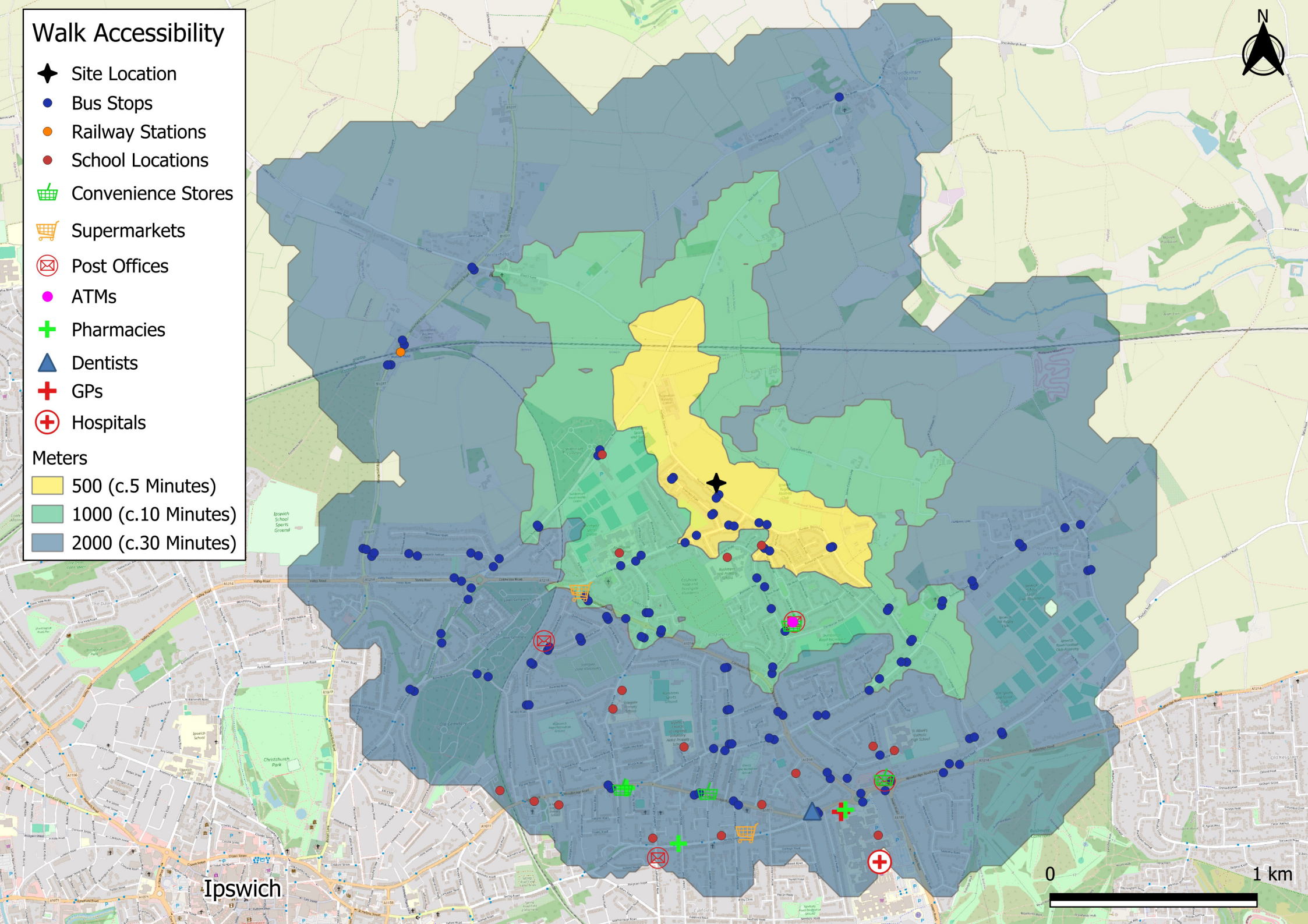
ACCESSIBILITY MAPS (TRACC)

Walk Accessibility

- ★ Site Location
- Bus Stops
- Railway Stations
- School Locations
- 🛒 Convenience Stores
- 🛒 Supermarkets
- ✉ Post Offices
- ATMs
- ➕ Pharmacies
- ▲ Dentists
- ➕ GPs
- ⊕ Hospitals

Meters

- 500 (c.5 Minutes)
- 1000 (c.10 Minutes)
- 2000 (c.30 Minutes)



Cycling Accessibility



Site Location

National Cycle Network

— NCN Route 1

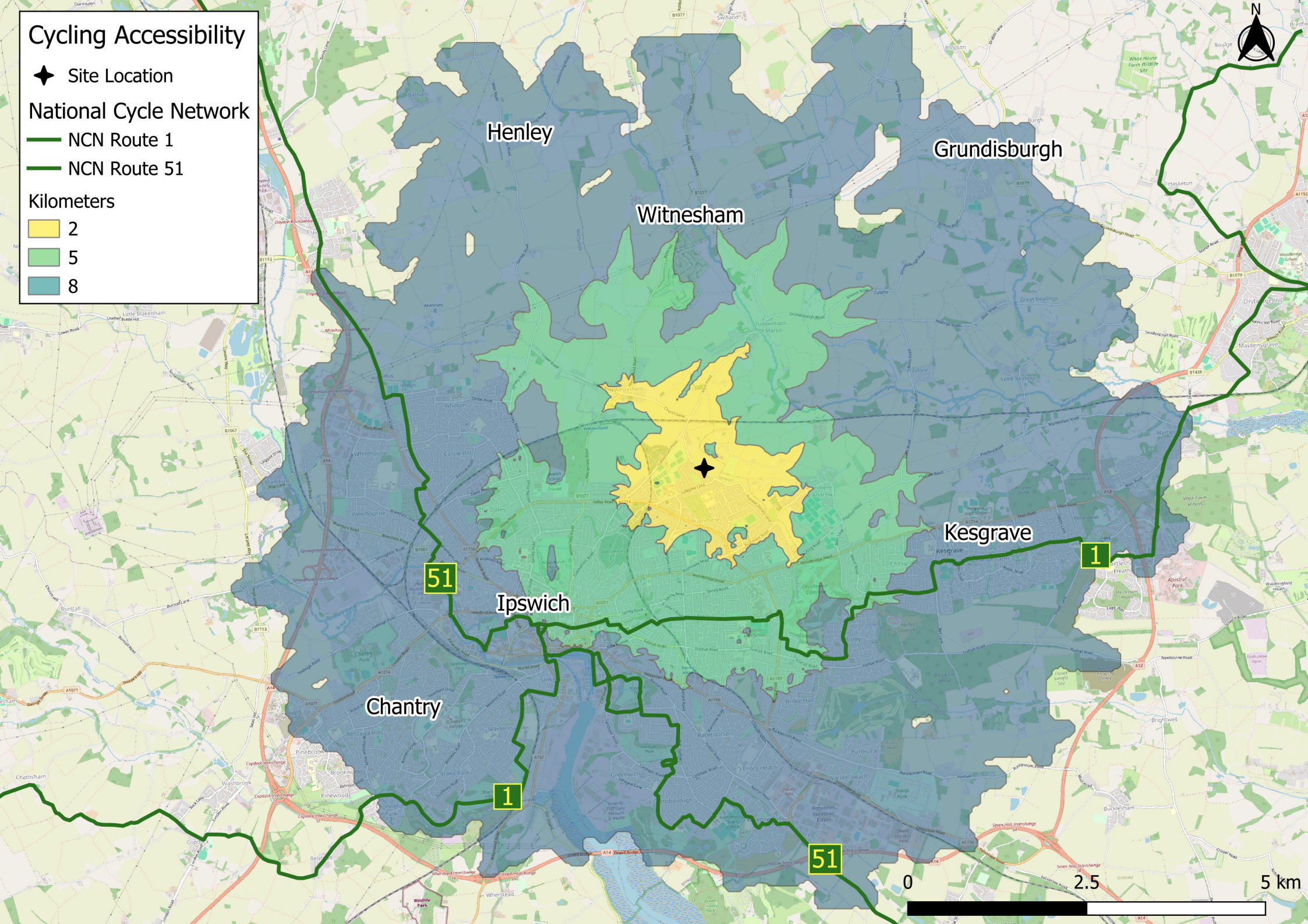
— NCN Route 51

Kilometers

2

5

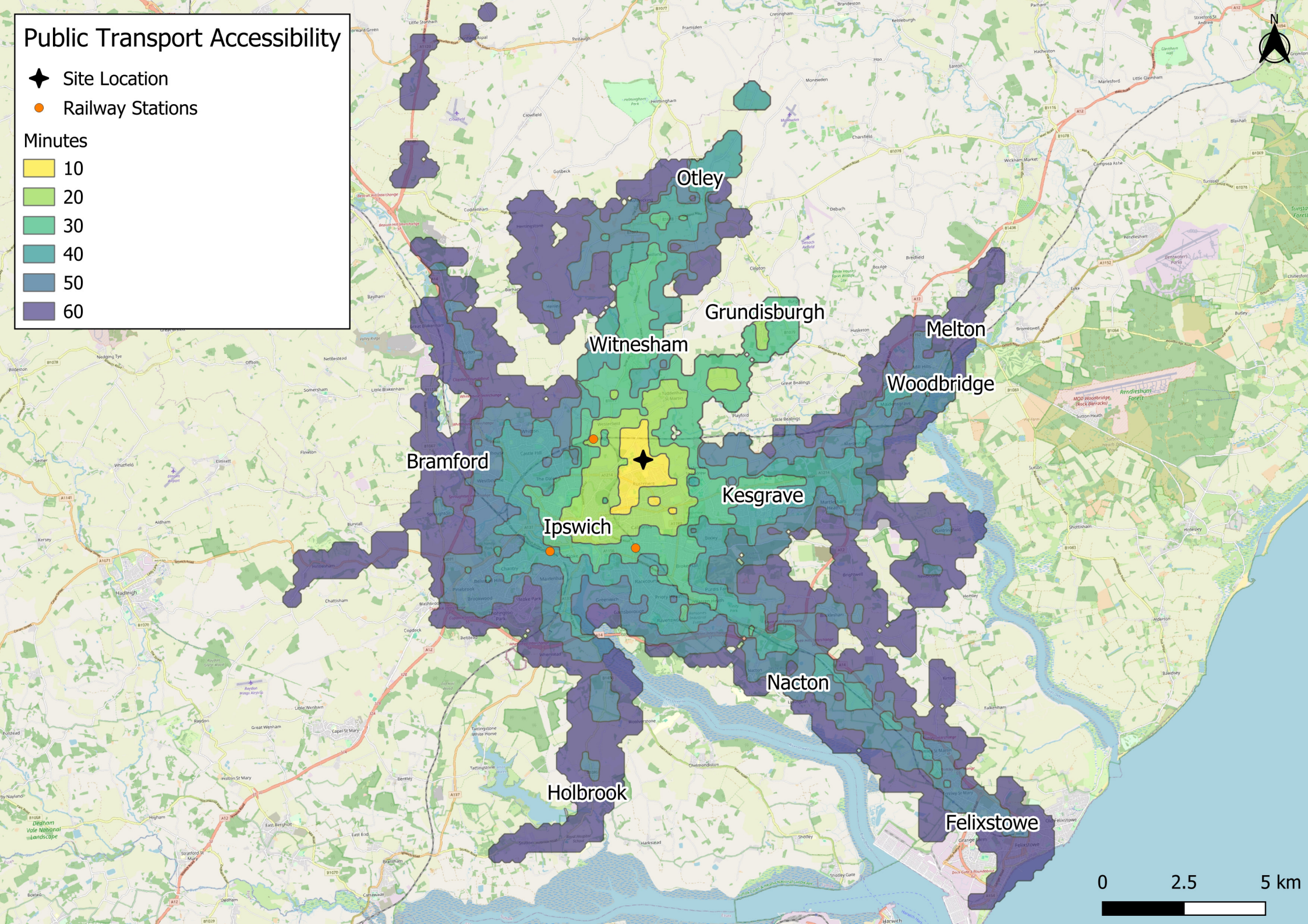
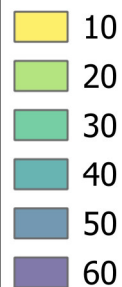
8



Public Transport Accessibility

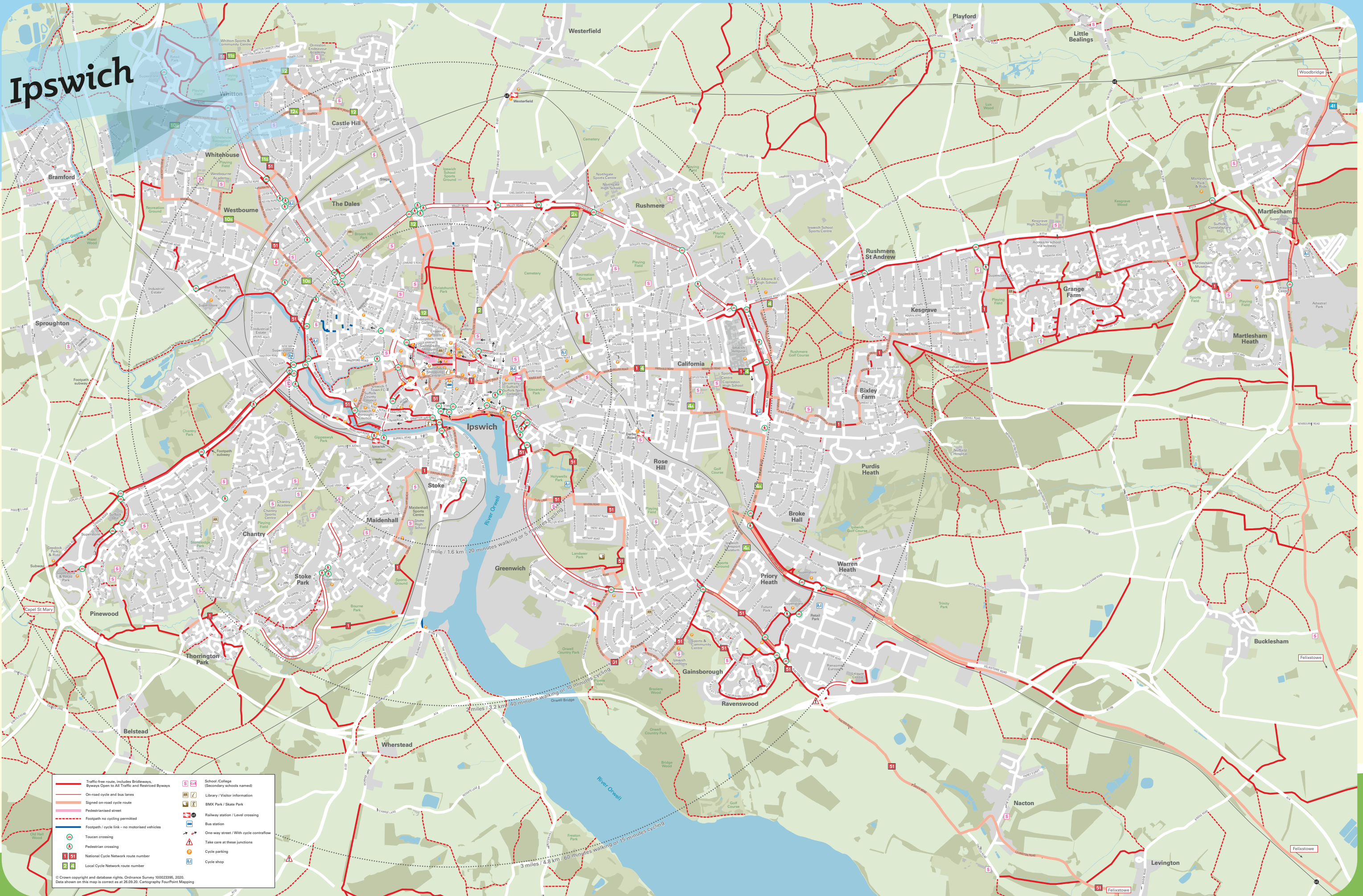
- ◆ Site Location
- Railway Stations

Minutes



APPENDIX 3

WALKING AND CYCLING ROUTES



APPENDIX 4

BUS AND TRAIN NETWORK

[illegible]

APPENDIX 5

EXISTING SITE CONTEXT



KEYS

- site boundary
- borough boundary
- parish boundary



CDM REGULATIONS 2015. All current drawings and specifications for the project must be read in conjunction with the Designer's Hazard and Environment Assessment Record. All intellectual property rights reserved. All intellectual property rights reserved.

Designed with reference to the surveys, information and reports listed: OSM and Topographic Survey received from the client

WIP

Rev	Date	Description
P01	06/02/24	Drawing first issue has this revision noted

Dwn	Ckd
OI	RP

Drawn	OI
Checked	RP
Date	06/02/2024
Scale @ A1	1:2500

HUMBER DOUCY LANE
EXISTING SITE CONTEXT

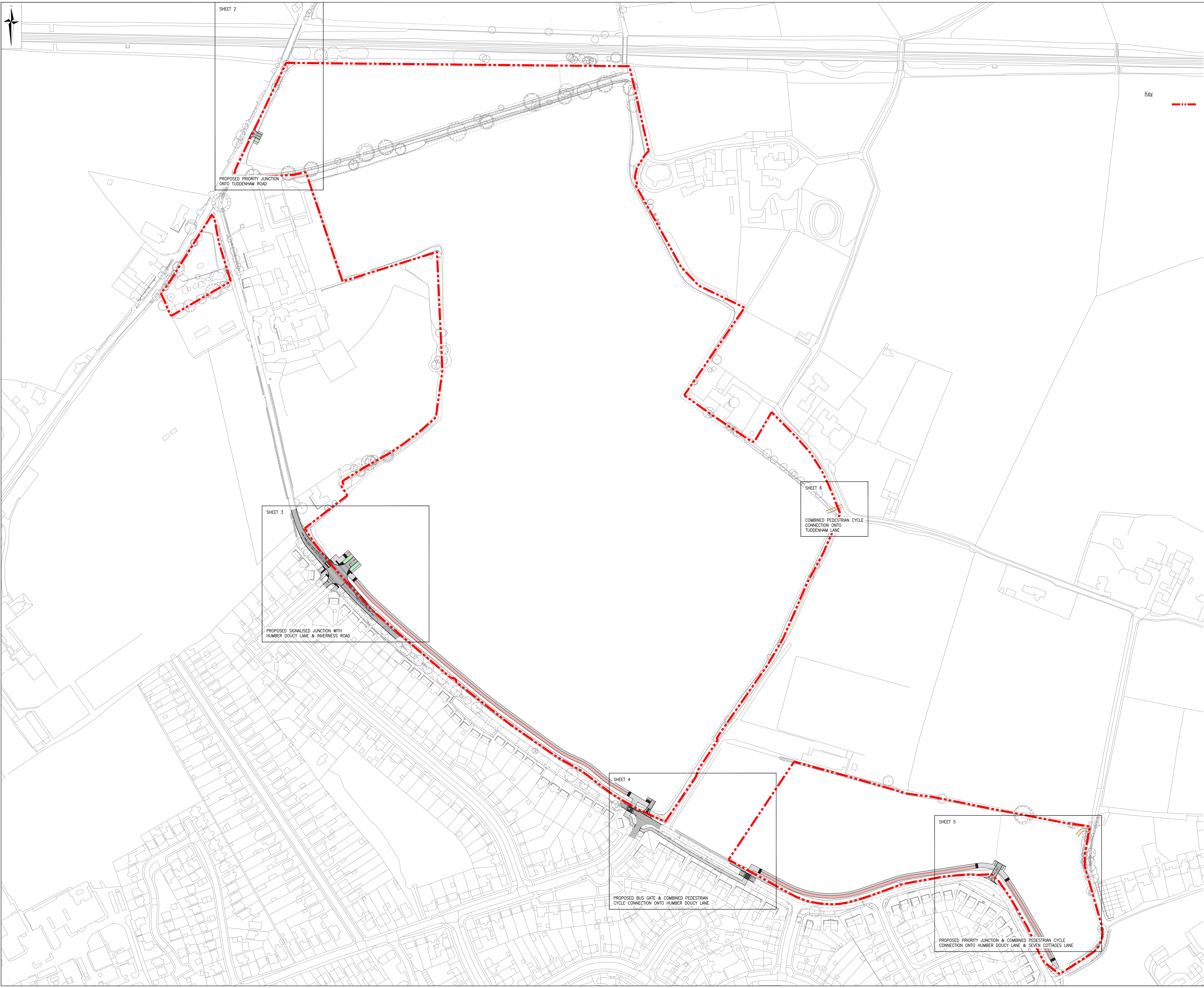
HDL-PRP-XX-XX-DR-A-08103
REV P01
S0

PRP



APPENDIX 6

PROPOSED ACCESS STRATEGY



CIVIL / STRUCTURAL DESIGN RISK MANAGEMENT

Abnormal or unusual residual risks associated with the design outcomes shown on this drawing are:-

RSK LDE LTD has followed its Design Risk Management process for Hazard Elimination and Risk reduction in developing the designs shown on this drawing. Abnormal or unusual residual risks may be shown above where it is considered that such risk may not normally be expected by competent persons engaged on work of this nature or type.

- Notes:
1. The information contained within this drawing is subject to discussion and agreement with the local authority and all relevant planning consultees.
 2. The design is accordance with Suffolk Design Streets Guide 2022 Edition v26.

P02	27.02.24	Preliminary issue.	SH	TRF	RD
P01	15.02.24	Draft issue.	SH	TRF	RD
Rev.	Date	Amendment	Drawn	Chkd.	Appd.

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Web: www.lde.co.uk

Client **BARRATT DAVID WILSON HOMES
HOPKINS HOMES**

Project Title
HUMBER DOUCY LANE, IPSWICH

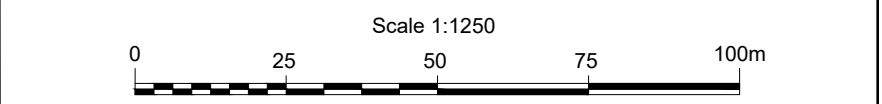
Status **PLANNING**

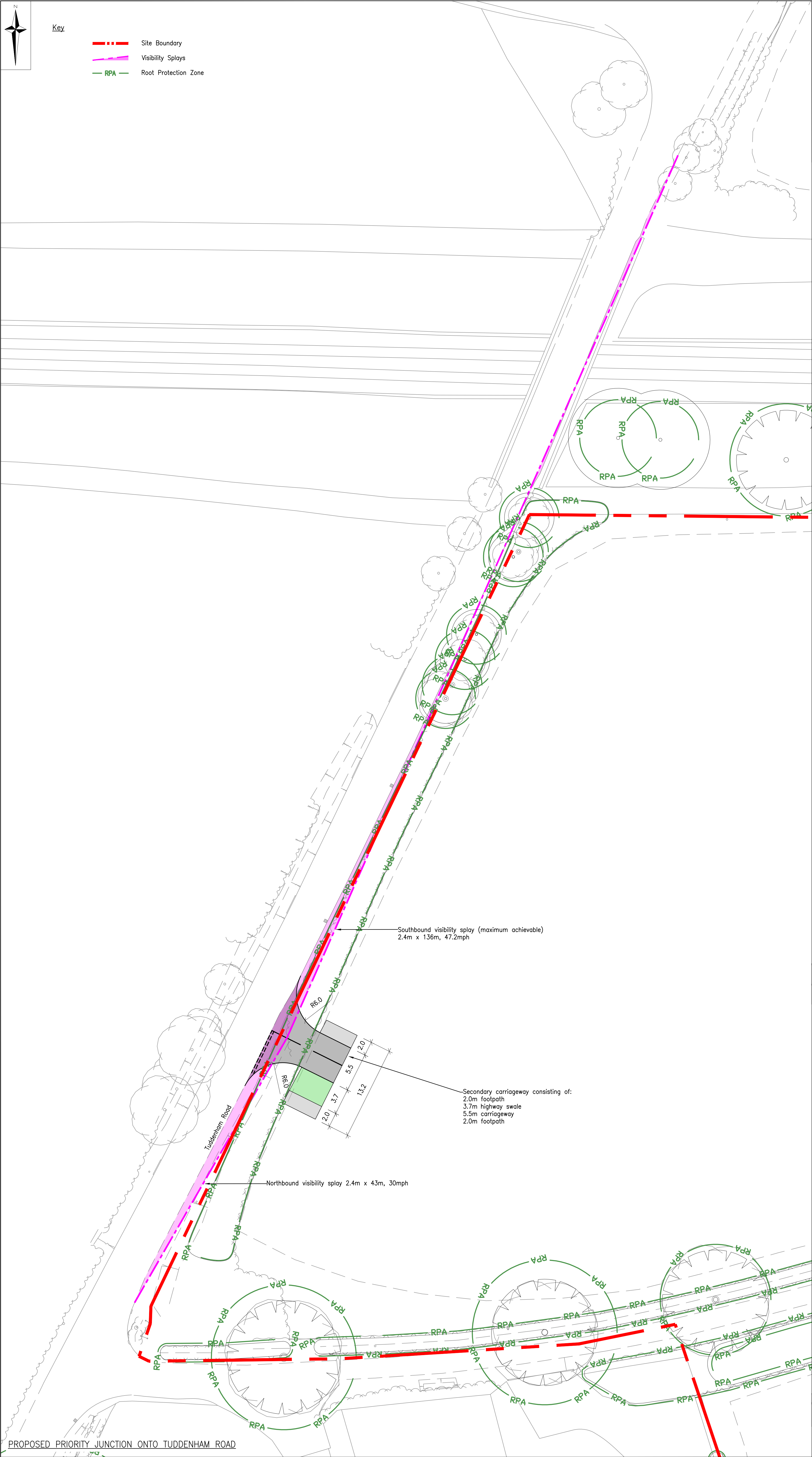
Drawing Title
**PROPOSED ACCESS STRATEGY
SHEET 1 OF 6**

Drawn	Date	Checked	Date	Approved	Date
SH	15.02.24	TRF	15.02.24	RD	15.02.24
Scale	Orig Size	Orig Size	Dimensions	Dimensions	
1:1250	A0	A0	m	m	

Project No. **890695** Drawing File [890695-15.02.24-DR-C-0001-Proposed Access Strategy.dwg](#)

Drawing No.	RSK	ZZ	XX	DR	C	0001	P02
Project	Orig	Vol/Iss	Rev/Iss	Type	Rev	Draw No.	





PROPOSED PRIORITY JUNCTION ONTO TUDDENHAM ROAD

CIVIL / STRUCTURAL DESIGN RISK MANAGEMENT

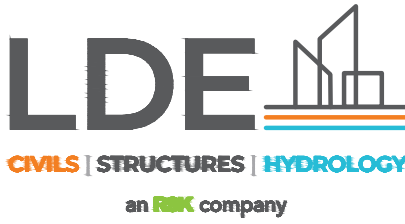
Abnormal or unusual residual risks associated with the design outcomes shown on this drawing are:-

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P01	15.02.24	Draft issue.	SH	TRF	RD
Rev.	Date	Amendment	Drawn	Chkd.	Appd.



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Client
**BARRATT DAVID WILSON HOMES
HOPKINS HOMES**

Project Title
HUMBER DOUCY LANE, IPSWICH

Status
PLANNING

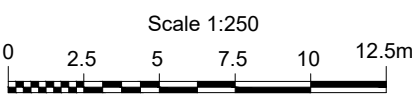
Drawing Title
**PROPOSED ACCESS STRATEGY
SHEET 2 OF 6**

Drawn	Date	Checked	Date	Approved	Date
SH	15.02.24	TRF	15.02.24	RD	15.02.24

Scale	Orig Size	Dimensions
1:250	A1	m

Project No. 890695	Drawing File 890695-RSK-ZZ-XX-DR-C-0001-Proposed Access Strategy.dwg
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Drawing No.							Rev.
890695	RSK	ZZ	ZZ	DR	C	0002	P02
Project	Orig.	Vol./Sys.	Level/Loc.	Type	Role	Draw. No.	





PROPOSED SIGNALISED JUNCTION WITH HUMBER DOUCY LANE & INVERNESS ROAD

- Key
- Site Boundary
 - Visibility Splays
 - RPA Root Protection Zone

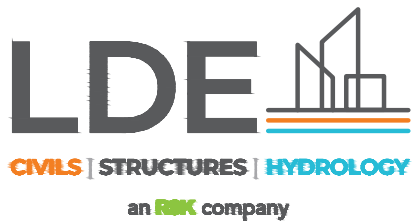
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Rev.	Date	Amendment	Drawn	Chkd.	Appd.



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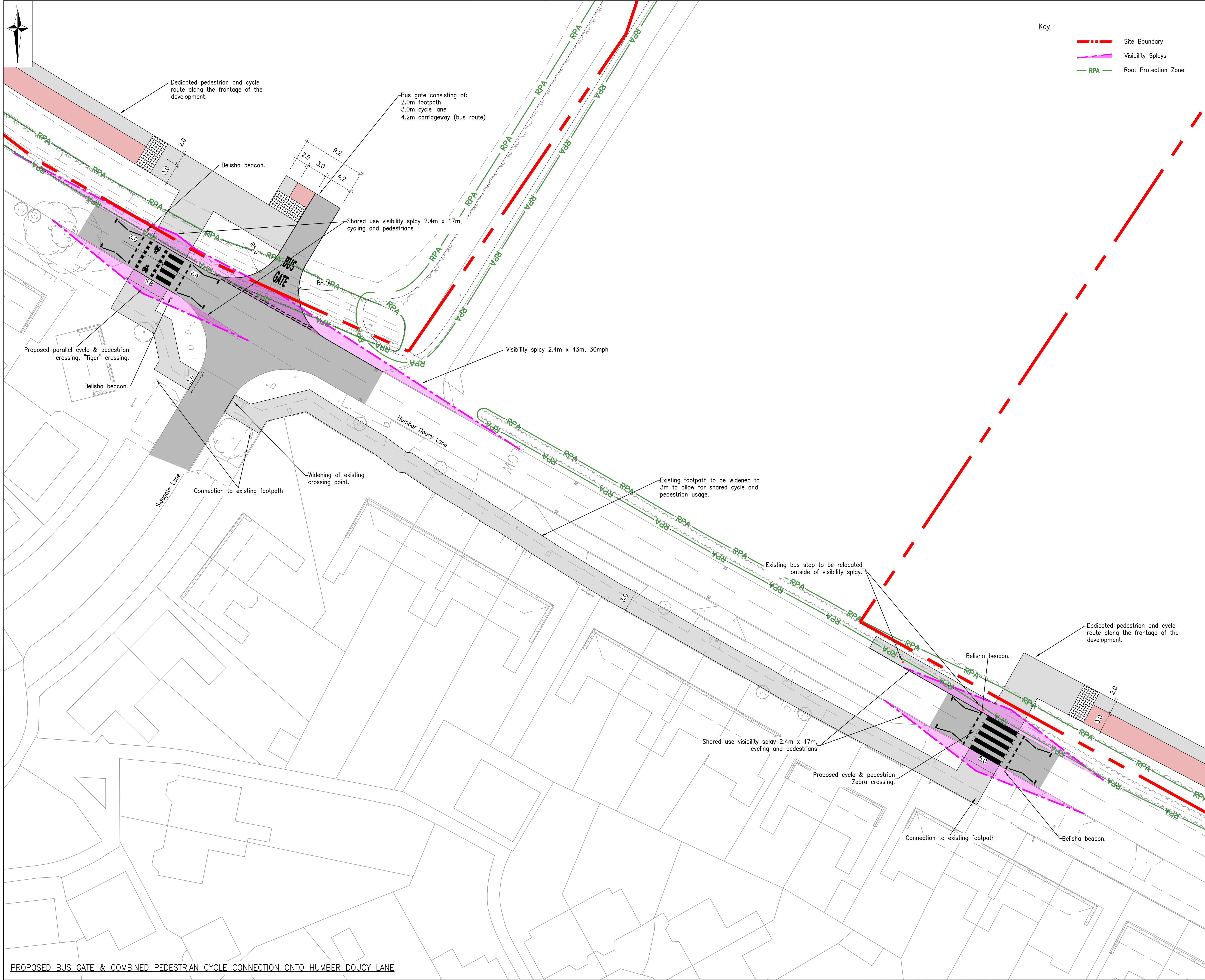
Client
BARRATT DAVID WILSON HOMES
HOPKINS HOMES

Project Title
HUMBER DOUCY LANE, IPSWICH

Status
PLANNING

Drawing Title
PROPOSED ACCESS STRATEGY
SHEET 3 OF 6

Drawn	Date	Checked	Date	Approved	Date
SH	15.02.24	TRF	15.02.24	RD	15.02.24
Scale	1:250	Orig Size	A1	Dimensions	m
Project No.	890695	Drawing File	890695-RSK-ZZ-XX-DR-C-0001-Proposed Access Strategy.dwg		
Drawing No.	890695	RSK	ZZ	XX	DR C 0003 P02
Project	Orig.	Vol./Sys.	Lev./Loc.	Type	Role
		2.5	5	7.5	10
		Scale 1:250			
		0 2.5 5 7.5 10 12.5m			



PROPOSED BUS GATE & COMBINED PEDESTRIAN CYCLE CONNECTION ONTO HUMBER DOUCY LANE

CIVIL / STRUCTURAL DESIGN RISK MANAGEMENT

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2. The design is accordance with Suffolk Design Streets Guide 2022 Edition v26.

P02	27.02.24	Preliminary issue.	SH	TRF	RD
P01	15.02.24	Draft issue.	SH	TRF	RD
Rev.	Date	Amendment	Drawn	Chkd.	Appd.

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Client

BARRATT DAVID WILSON HOMES
HOPKINS HOMES

Project Title

HUMBER DOUCY LANE, IPSWICH

Status

PLANNING

Drawing Title

PROPOSED ACCESS STRATEGY
SHEET 4 OF 6

Drawn	Date	Checked	Date	Approved	Date
SH	15.02.24	TRF	15.02.24	RD	15.02.24
Scale	1:250	Orig Size	A1	Dimensions	m

Project No.	890695	Drawing File	890695-RSK-ZZ-XX-DR-C-0001-Proposed Access Strategy.dwg			
Drawing No.	890695	Rev.	P02			
Project	Orig.	Vol./Sys.	Lev./Loc.	Type	Role	Draw No.

Scale 1:250

0 2.5 5 7.5 10 12.5m



APPENDIX 7

PEDESTRIAN PARAMETER PLAN



General Notes

The contractor is responsible for checking dimensions, tolerances and references. Any discrepancy to be verified with the Architect before proceeding with the works. Where an item is covered by drawings to different scales the larger scale drawing is to be worked to. Do not scale drawing. Figured dimensions to be worked to in all cases.

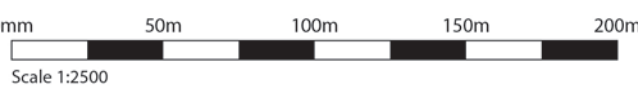
CDM REGULATIONS 2015. All current drawings and specifications for the project must be read in conjunction with the Designer's Hazard and Environment Assessment Record.

All intellectual property rights reserved.

- Key**
- Outline application boundary
 - Pedestrian path within the Green Trail
 - Pedestrian route along the Spine Road
 - Secondary pedestrian links
 - Public Right of Way within the site
 - Public Right of Way outside the site
 - Existing Quiet Lane
 - Proposed points of connection to the surrounding area
 - Existing points of connection to the public rights of way to be retained

Note:

1) OS base has been added to include the approved layout to Westerfield House Care Home extension, for context



CDM REGULATIONS 2015. All current drawings and specifications for the project must be read in conjunction with the Designer's Hazard and Environment Assessment Record. All intellectual property rights reserved.

Designed with reference to the surveys, information and reports listed: OSMap and Topographic Survey received from the client

Rev	Date	Description	Dwn	Ckd	Drawn	OI
P01	09/02/24	Drawing first issue has this revision noted	OI	RP	Checked	RP
P02	15/02/24	Amendment to proposed points of connection	OI	RP	Date	19/02/24
P03	19/02/24	Existing points of connection added	OI	RP	Scale @ A1	1:2500

HUMBER DOUCY LANE	HDL-PRP-XX-XX-DR-A-08205
Parameter Plan: Pedestrian Movement	REV P03
	S2





APPENDIX 8

CYCLING PARAMETER PLAN



General Notes

The contractor is responsible for checking dimensions, tolerances and references. Any discrepancy to be verified with the Architect before proceeding with the works. Where an item is covered by drawings to different scales the larger scale drawing is to be worked to.

Do not scale drawing. Figured dimensions to be worked to in all cases.

CDM REGULATIONS 2015. All current drawings and specifications for the project must be read in conjunction with the Designer's Hazard and Environment Assessment Record.

All intellectual property rights reserved.

- Key**
- Outline application boundary
 - Proposed dedicated cycle lanes
 - Proposed main informal cycle routes
 - Proposed locations of primary cycle access
 - Public Right of Way within the site
 - Public Right of Way outside the site
 - Existing Quiet Lane

Note:

1) OS base has been added to include the approved layout to Westerfield House Care Home extension, for context



APPENDIX 9

ACCESS AND VEHICULAR PARAMETER PLAN



General Notes

The contractor is responsible for checking dimensions, tolerances and references. Any discrepancy to be verified with the Architect before proceeding with the works. Where an item is covered by drawings to different scales the larger scale drawing is to be worked to. Do not scale drawing. Figured dimensions to be worked to in all cases.

CDM REGULATIONS 2015. All current drawings and specifications for the project must be read in conjunction with the Designer's Hazard and Environment Assessment Record.

All intellectual property rights reserved.

- Key**
- Outline application boundary
 - Point of vehicular access to the site
 - Spine road - indicative main vehicular route
 - Indicative additional main vehicular circulation route
 - Indicative bus gate location
 - Dedicated bus lane (no car movement)

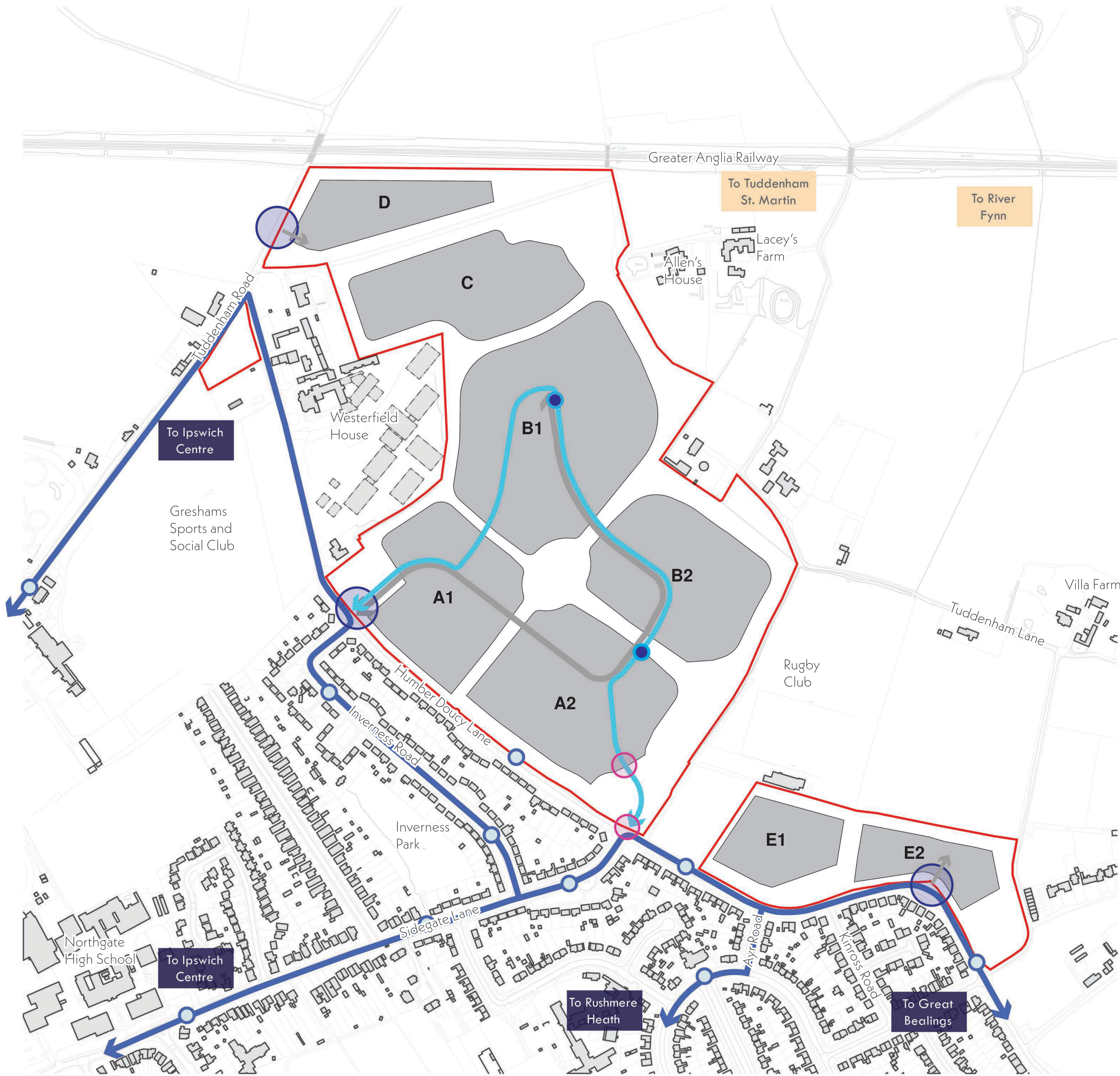
Note:

1) OS base has been added to include the approved layout to Westerfield House Care Home extension, for context



APPENDIX 10

PUBLIC TRANSPORT PARAMETER PLAN



General Notes

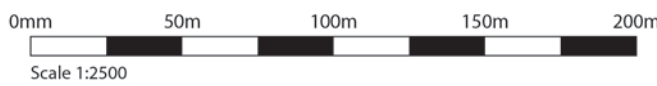
The contractor is responsible for checking dimensions, tolerances and references. Any discrepancy to be verified with the Architect before proceeding with the works. Where an item is covered by drawings to different scales the larger scale drawing is to be worked to. Do not scale drawing. Figured dimensions to be worked to in all cases. CDM REGULATIONS 2015. All current drawings and specifications for the project must be read in conjunction with the Designer's Hazard and Environment Assessment Record. All intellectual property rights reserved.

Key

- Outline application boundary
- Point of vehicular access to the site
- Spine road - indicative main vehicular route
- Indicative additional main vehicular circulation route
- Existing bus route
- Indicative proposed bus route
- Bus stop (existing)
- Indicative bus stop (proposed) - Approximately 400 meters of walking distance has been taken into account for the location of the proposed bus stop
- Indicative bus gate location

Note:

1) OS base has been added to include the approved layout to Westerfield House Care Home extension, for context



CDM REGULATIONS 2015. All current drawings and specifications for the project must be read in conjunction with the Designer's Hazard and Environment Assessment Record. All intellectual property rights reserved.

Designed with reference to the surveys, information and reports listed: OSMap and Topographic Survey received from the client

Rev	Date	Description
P01	09/02/24	Drawing first issue has this revision noted
P02	23/02/24	Update to key terminology

Dwn	Ckd
OI	RP
OI	RP

Drawn	OI
Checked	RP
Date	21/02/24
Scale @ A1	1:2500

HUMBER DOUCY LANE

Parameter Plan: Public Transport

HDL-PRP-XX-XX-DR-A-08204
REV P02

S2

PRP