

**MID SUFFOLK DISTRICT COUNCIL**

**DEVELOPMENT CONTROL COMMITTEE A MEETING 19<sup>th</sup> December 2018**

INDEX TO LATE REPRESENTATIONS/SUPPLEMENTARY PAPERS

<b><u>ITEM</u></b>	<b><u>REF. NO</u></b>	<b><u>Representation From</u></b>	<b><u>Summary/Comments</u></b>	<b><u>Case Officer</u></b>	<b><u>PAGE NO</u></b>
7b	1866/17	English Heritage	Correspondence received from Historic England (HE) that requires an additional condition	MARU	1
7a	DC/17/06293	Taylor Wimpey	Alternative Option Plan	JOPA	2

Correspondence has been received from Historic England (HE) on 10<sup>th</sup> December 2018 as follows:

*“We have received a number of letters and e-mail from local residents about the application ref: 1866/17. Amongst other things, one of the points that have been made is about the complexity of the local hydrology and the potential impact of the development upon the water level in the adjacent scheduled moat. As you know we previously raised this as a concern and you provided reassurance via an email exchange (see below).*

*I am not a hydrology expert and whilst the explanation below sounds plausible I do have a concern that the information provided about the drainage impact would be largely theoretical at this stage, and therefore there is still the potential for the development to have an impact upon the water table. If this was not fully established until the after the development commences, it would potentially be too late to resolve any issues within the moat. In order to allay concerns it would seem sensible to recommend that a condition be placed on the application to provide a hydrological study and to monitor the water levels in the moat before and after the development to ensure that this remains consistent. Although we would expect seasonal variation, it should be possible to monitor for any unusual impacts.*

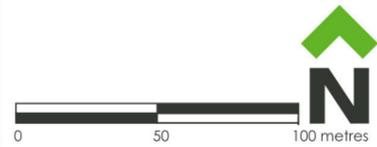
*I realise this is now at a late stage but it would be appreciated if you would consider this a reasonable request given the importance and status of the heritage asset.”*

When asked for more information, HE replied on 11<sup>th</sup> December 2018:

*“I think the issue is that we are trying to prevent harm to the adjacent moat from a change in the water levels caused by the development. As part of this I asked a colleague recently visited to risk assess the monument for our Heritage at risk database and they have suggested it is potentially vulnerable to change. Too much water would potentially cause issues of flooding and erosion and too little would mean it would dry up and cease to be a moat. Monitoring and modelling would I think give reassurances in this area.”*

OFFICER RESPONSE: This does differ from the comments received by Mid Suffolk District Council from HE on 2<sup>nd</sup> October 2018 where it stated: *“The attenuation system information is very helpful and we accept that it is unlikely to impact the water levels in the moat and therefore this is acceptable.”*

Whilst HE is not recommending refusal, the change in position means that an extra condition will now be required relating to a hydrological survey. The Officer recommendation is, therefore, unchanged.



- Site Boundary: **18.13ha**
- B Main Vehicular Routes & Bus Stops
- Existing Public Rights of Way (PRoW)
- Points of Interest/Local Facilities
- Potential residential area: **8.31ha**  
Up to 295 dwellings @ 35dph
- Land for potential education purposes: **2.0ha**
- Potential vehicular and pedestrian access point (Subject to final Access Strategy)
- Potential spine road through the development
- Potential secondary streets
- Potential private drives & lanes
- Potential key spaces/shared surfaces
- Potential recreational routes
- Potential pedestrian footway/cycle links
- \* Potential location for children's play area
- Existing vegetation
- Potential formal and informal recreational areas and small amenity spaces (to include new landscaping and tree planting)
- Potential Landscaped Gateway Feature
- Existing Watercourse & Water Bodies (Appropriate buffers to new development required)
- Potential Sustainable Drainage (SuDS) Features and Flood Alleviation Basin
- Existing views to adjacent countryside to the north

A	17.12.2018	AgB	Amended to reflect client's comments
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Rev	Date	By	Description
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**Project** Land north of Gracechurch Street, Debenham

**Title** Development Framework Plan - Option 2

**Client** Taylor Wimpey Strategic Land

<b>Scale</b>	1:2500 @ A3	<b>Drawn</b>	JC
<b>Date</b>	Dec 2018	<b>Checked</b>	RR
<b>Drawing No.</b>	CSA/3219/123	<b>Rev</b>	A