

**Title:** Committee Site Conservation Area

**Reference:** 2213/14

**Site:** The Red House

Little London Hill Debenham



**MID SUFFOLK DISTRICT COUNCIL**  
 131, High Street, Needham Market, IP6 8DL  
 Telephone : 01449 724500  
 email: customerservice@csmc.gov.uk  
 www.midsuffolk.gov.uk

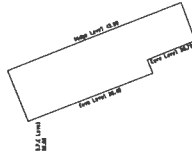
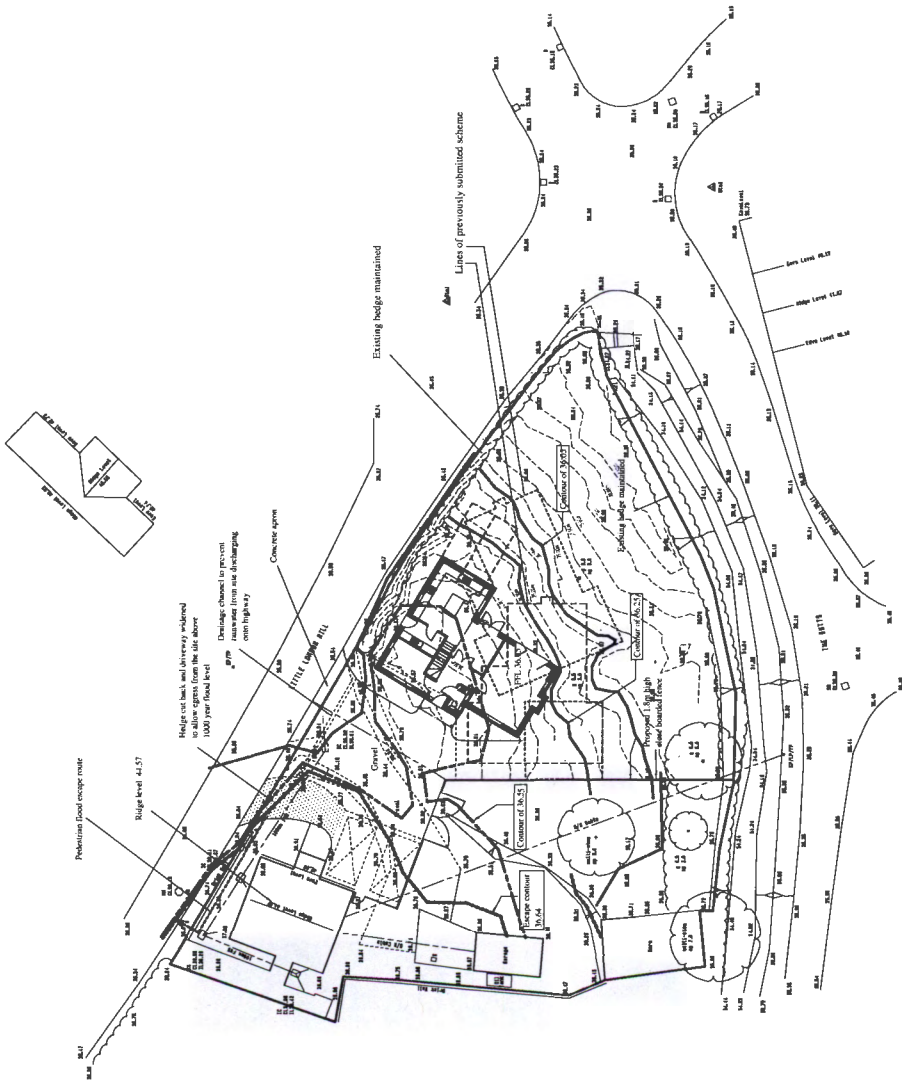
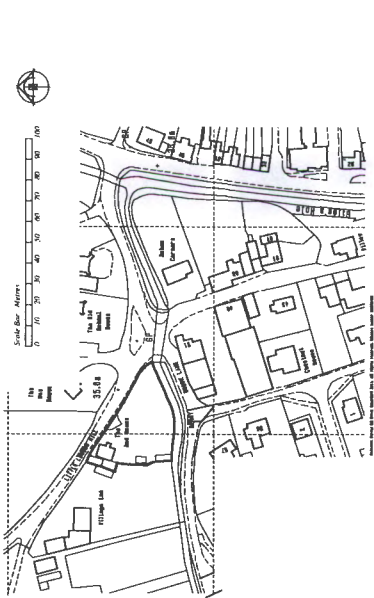


SCALE 1:1250

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**CAD DRAWING (IMPORTANT)**  
Please ensure that the CAD files are updated or  
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hardcopy within the drawing.



Plot No. 2014/11. Main entrance to location to be  
Plot No. 2014/11. Main entrance to location to be  
Plot No. 2014/11. Main entrance to location to be  
Plot No. 2014/11. Main entrance to location to be  
Plot No. 2014/11. Main entrance to location to be  
Plot No. 2014/11. Main entrance to location to be

2 George Business Centre  
George Street, Ipswich  
Suffolk IP1 3LQ  
Tel: 01473 526477  
Fax: 01473 526477  
www.georgebusinesscentre.co.uk

PROPOSED SITE PLAN

PROPOSED HOUSE ADJ. THE RED HOUSE,  
DERENHAM, SUFFOLK, IP14 6PN

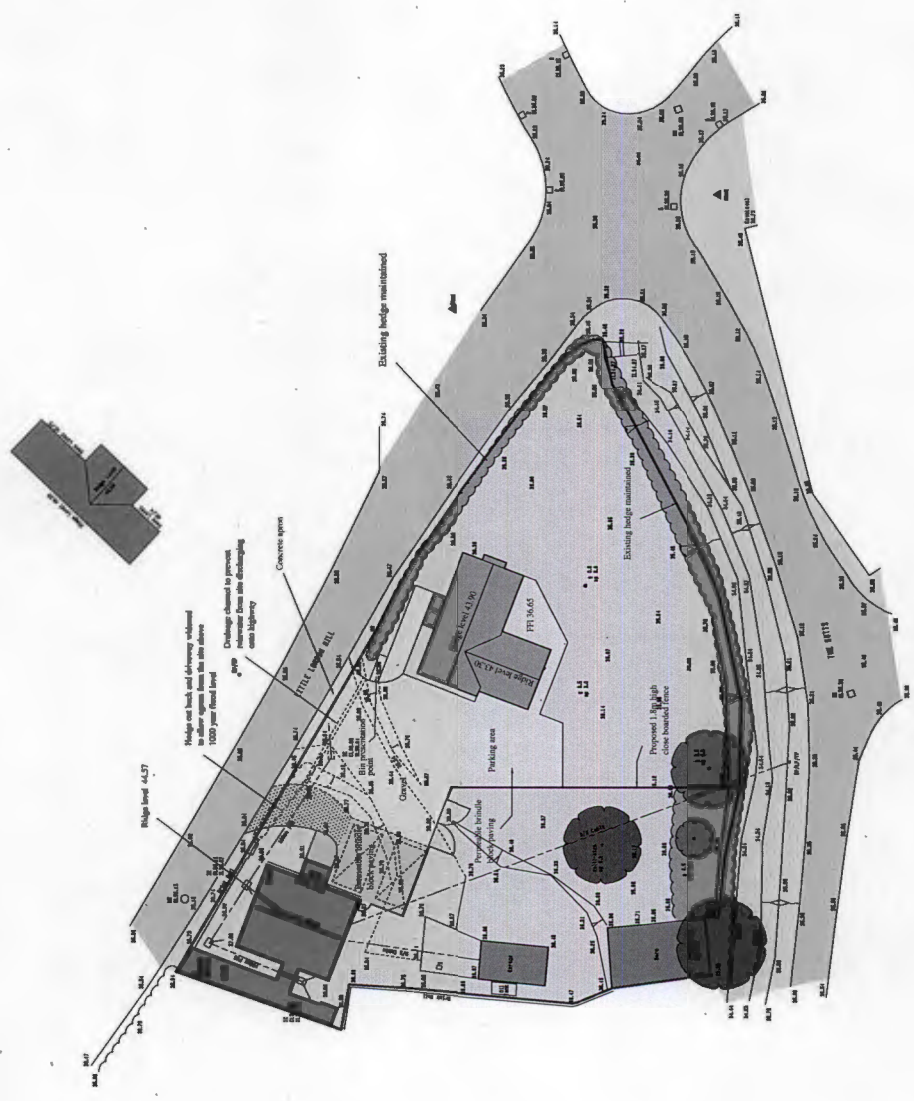
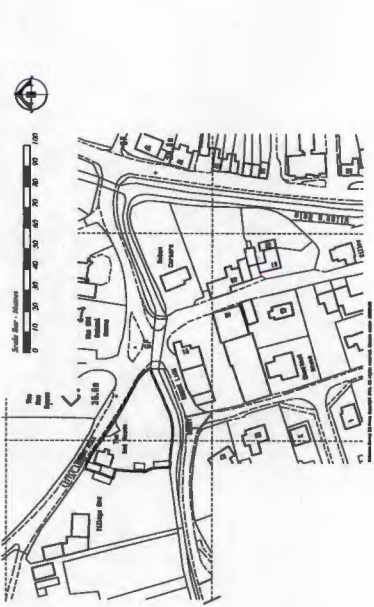
DATE: 11/06/2014  
DRAWN BY: A1  
CHECKED BY: A1  
DATE: 11/06/2014

3431-061 (flood lines added)

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CAD DRAWING IMPRINT SET  
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including visible line drawing.



**ARCHITECTS**  
 2 College Square, Ipswich, Suffolk, IP1 1AA  
 Tel: 01473 604444  
 Fax: 01473 604445  
 www.pauldunn-architects.co.uk

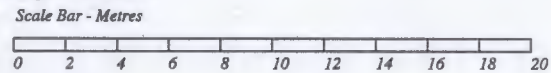
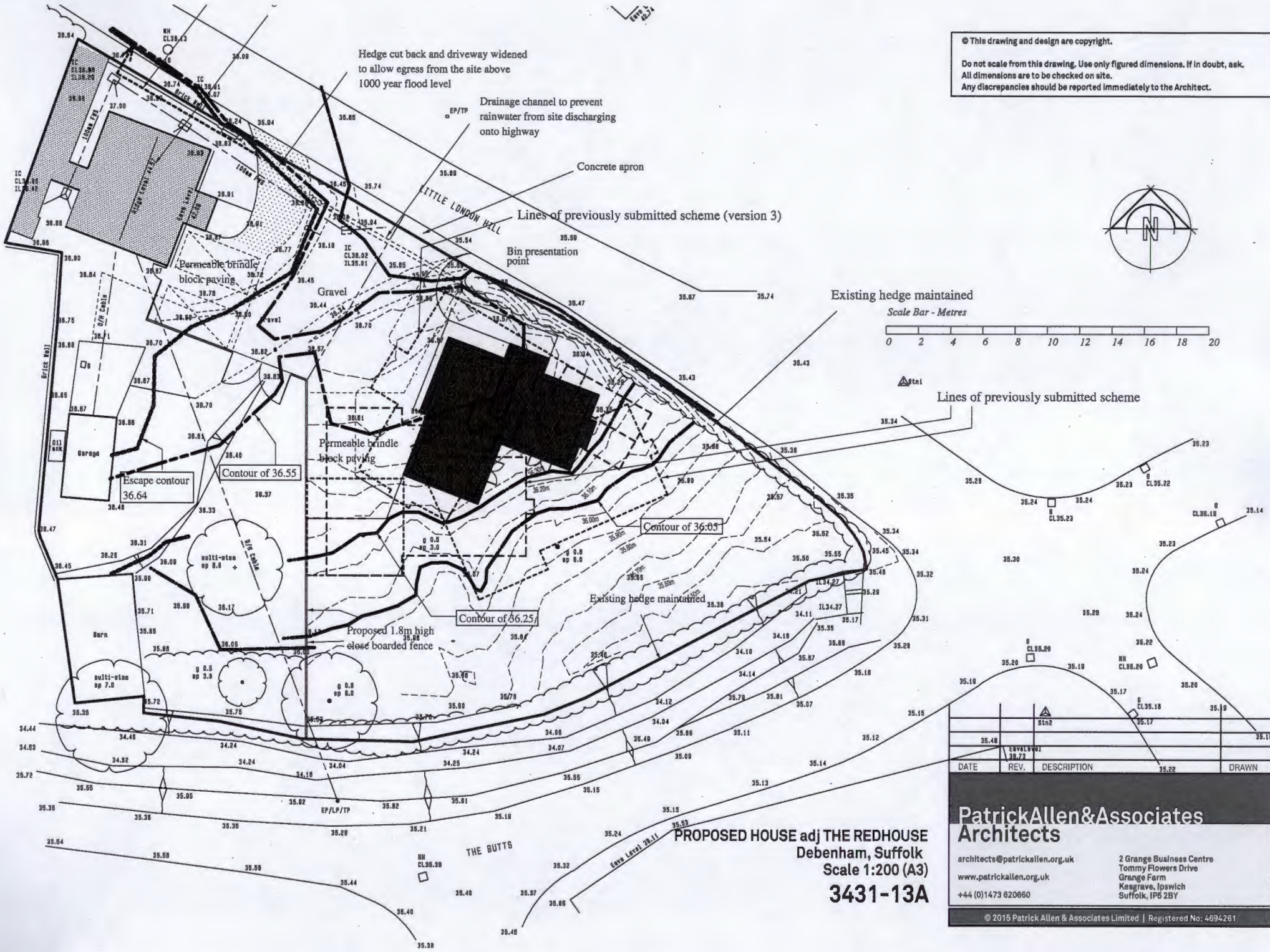
**PROPOSED HOUSE ADJ. THE RED HOUSE,  
 DEBENHAM, SUFFOLK, IP16 6PH**

**PROPOSED SITE PLAN**

DATE: 11/09  
 DRAWN BY: AJ  
 CHECKED BY: AJ  
 SCALE: 1:1000  
 PROJECT NO: 3431-12A

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39

35.48	LEVEL 1	36.23		35.18
DATE	REV.	DESCRIPTION		DRAWN

**PatrickAllen&Associates Architects**

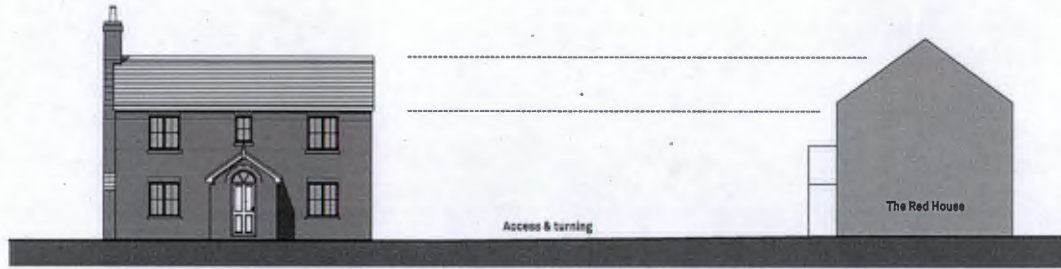
architects@patrickallen.org.uk  
 www.patrickallen.org.uk  
 +44 (0)1473 620660

2 Grange Business Centre  
 Tommy Flowers Drive  
 Grange Farm  
 Kasgrave, Ipswich  
 Suffolk, IP5 2BY

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**PROPOSED HOUSE adj THE REDHOUSE**  
 Debenham, Suffolk  
 Scale 1:200 (A3)  
 3431-13A

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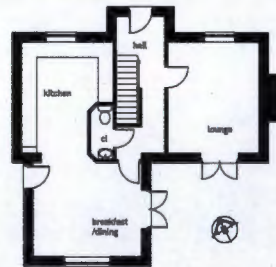
NORTH EAST ELEVATION



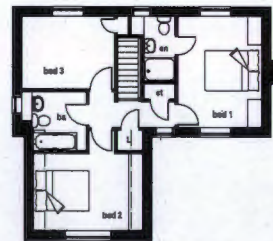
NORTH WEST ELEVATION (toward the Red House)



SOUTH EAST ELEVATION



GROUND FLOOR PLAN



FIRST FLOOR PLAN

Floor area - 116.25sq m (1,280sq ft)



SOUTH WEST ELEVATION

140

DATE	REV.	DESCRIPTION	SCALE

**Patrick Allen & Associates Architects**  
 2 Orange Business Centre  
 Tannery Forestry Drive  
 Grand Pinn  
 Highgate, Norwich  
 Norfolk, NR9 2BT  
 uk@patrickallen.com  
 www.patrickallen.com

Project  
**Proposed house adj. The Red House**  
**Debenham, Suffolk, IP14 6PN**

Client  
 —

Drawing Title  
**House Design**

Drawing Status  
 Planning

Scale	Paper Size	Date	Drawn
1:100	A1	Aug 2015	—

Drawing Number  
**3431-14A**

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**From:** Debenham PC [mailto:debenham.pc@btinternet.com]  
**Sent:** 28 September 2015 13:21  
**To:** Planning Admin  
**Subject:** comments from Debenham Parish Council

To whom it may concern,

The Debenham recommendations are as follows:

2213/14 Land adj. to The Red House, Little London Hill- The Parish Council would like to strongly recommend the refusal of this planning application and would like to re-iterate all the issues raised previously for the three unsuccessful applications for this site.

1612/15 2 Aspall Road- The Parish Council would like to recommend the approval of this planning application but would like to suggest that the two protruding cylindrical silver metal parts visible on the outside of the building are moved to a different location, as they are not in keeping with the village scene and in a conservation area.

2459/15 12 Aspall Road- The Parish council would like to recommend the approval of this planning application, subject to the recommendations of the Conservation Officer.

Kindest regards

Dina Bedwell  
Clerk to the Council

**Tracey Hunter**

---

**From:** Debenham PC <debenham.pc@btinternet.com>  
**Sent:** 20 August 2014 14:52  
**To:** Planning Admin  
**Subject:** application 2213/14 c/o J Pateman-Gee

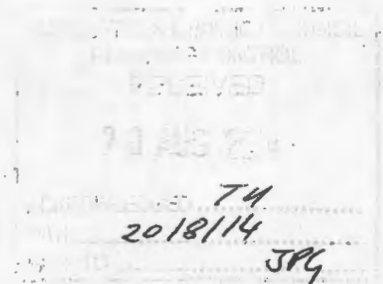
Dear John

I am in the process of preparing a comprehensive response to the consultation on application 2213/14, erection of a two storey detached dwelling with associated garaging and alteration to existing access- Land adj. The Red House, Little London Hill.

In the meantime, I am also conscious of the fact that the deadline for our response was 18.08.14, the day when we held our meeting.

For now, I can confirm that the Parish Council recommended the refusal of this planning application. As I mentioned, a full list of reasons and policies will follow.

Kind regards  
Dina



file pls  
2213/14

**Alex Peck**

**From:** Debenham PC <debenham.pc@btinternet.com>  
**Sent:** 29 August 2014 10:58  
**To:** Planning Admin  
**Subject:** app. 2213/14- supporting comments  
  
**Categories:** alex

MID-SUFFOLK DISTRICT COUNCIL	
PLANNING CONTROL	
<b>RECEIVED</b>	
29 AUG 2014	
ACKNOWLEDGED	AP
DATE	29/8/14
PASS TO	BC

Re. Planning application 2213/14 erection of a two storey detached dwelling with associated garaging and alteration to existing access on land adjacent to the Red House, Little London Hill, Debenham.

Dear John

Following on from my e-mail to you last week, please see below the list of reasons why the Debenham Parish Council resolved to recommend the refusal of this planning application.

The Debenham Parish Council recommend the refusal of this planning application.

According to the recent Planning Inspectors Appeal Decision (7 months ago) for this site and importantly noting there has been no change in Local or National policies -we therefore consider that any proposed development of this site would be detrimental due to its prominent openness and the harm to and loss of local distinctiveness.

Furthermore, placing a 2 storey 4 bed detached property on this prominent garden site would not be meeting policy objectives or achieve the aims of CS Policy C5, CSFR Policy FC1.1 N P P F paragraphs 6,7,8,9,17 and 60.

Development of this site would destroy the character, street scene and local distinctiveness of this garden of a Victorian cottage, and harm its open undeveloped presence and place which makes vital contribution to spatial characteristics of this entrance from the countryside to the village. This would be detrimental and we believe contrary to the above mentioned policies

Section 54 of Planning Act 1990 also states that a decision has to be made in accordance with the development plan ( ie planning policies ) unless material considerations indicate otherwise. A "material consideration" is held to be the outcome of a recent appeal decision, particularly when there has been no change to national and local policies, which was cited in the appeal findings, as in this case.

The point being that the Inspector dismissed the development for the garden land as it would have a harmful impact into the locality and thus is clearly contrary to the cited Local and National policies, and there are no material considerations in favor of the development which offset the policy conflict.

The Comments by the Inspector on the previous application are still extremely relevant and valid to this new application-although 1 as opposed to 2 dwellings-the single property is also much bigger in scale, extent and impact and has a larger footprint.

It is also worth noting that this is not a brownfield site and there are other land bid sites in the area.

EA- August 13th 2014 the Environment Agency identified the proposed site as in Flood Zone 3

Should you have any queries, please do not hesitate to contact me.

Kindest regards  
Dina Bedwell  
Clerk to the Council



Your Ref: MS/2213/14  
Our Ref: 570\CON\2600\15  
Date: 22 October 2015  
Highways Enquiries to: [kyle.porter@suffolk.gov.uk](mailto:kyle.porter@suffolk.gov.uk)

**All planning enquiries should be sent to the Local Planning Authority.**  
Email:

The Planning Officer  
Mid Suffolk District Council  
131 High Street  
Ipswich  
Suffolk  
IP6 8DL

**For the Attention of:** John Pateman-Gee

**TOWN AND COUNTRY PLANNING ACT 1990 - CONSULTATION RETURN MS/2213/14**

**PROPOSAL:** REVISED PLANS - Erection of a two storey detached dwelling with associated garaging and alteration to existing access on land adjacent

**LOCATION:** The Red House, Little London Hill, Debenham, Suffolk

Notice is hereby given that the County Council as Highway Authority recommends that any permission which that Planning Authority may give should include the conditions shown below:

**1 AL 8**

Condition: Prior to the dwelling hereby permitted being first occupied, the vehicular access onto the public highway shall be properly surfaced with a bound material for a minimum distance of 5 metres from the edge of the metalled carriageway, in accordance with details previously submitted to and approved in writing by the local planning authority.

Reason: To secure appropriate improvements to the vehicular access in the interests of highway safety.

**2 NOTE 02**

Note 2: It is an OFFENCE to carry out works within the public highway, which includes a Public Right of Way, without the permission of the Highway Authority.

Any conditions which involve work within the limits of the public highway do not give the applicant permission to carry them out. Unless otherwise agreed in writing all works within the public highway shall be carried out by the County Council or its agents at the applicant's expense.

The County Council's Central Area Manager must be contacted on Telephone: 01473 341414. Further information go to: [www.suffolk.gov.uk/environment-and-transport/highways/dropped-kerbs-vehicular-accesses/](http://www.suffolk.gov.uk/environment-and-transport/highways/dropped-kerbs-vehicular-accesses/)

A fee is payable to the Highway Authority for the assessment and inspection of both new vehicular crossing access works and improvements deemed necessary to existing vehicular crossings due to proposed development.

Yours sincerely,

**Mr Kyle Porter**  
**Development Management Technician**  
Strategic Development – Resource Management

45



Your Ref: MS/2213/14  
Our Ref: 570\CON\2778\15  
Date: 22 October 2015  
Highways Enquiries to: [kyle.porter@suffolk.gov.uk](mailto:kyle.porter@suffolk.gov.uk)

**All planning enquiries should be sent to the Local Planning Authority.**  
Email:

The Planning Officer  
Mid Suffolk District Council  
131 High Street  
Needham Market  
Ipswich  
Suffolk  
IP6 8DL

**For the Attention of:** John Pateman-Gee

**TOWN AND COUNTRY PLANNING ACT 1990  
CONSULTATION RETURN MS/2213/14**

**PROPOSAL:** REVISED PLANS - Erection of a two storey detached dwelling with associated garaging and alteration to existing access on land adjacent

**LOCATION:** The Red House, Little London Hill, Debenham, Suffolk

Notice is hereby given that the County Council as Highway Authority make the following comments:

SCC can accept that drawing number 3431-12A shows that the access will now be properly surfaced in accordance with SCC requirements and that the drainage channel to prevent rainwater from site discharging onto the highway is also sufficient.

Yours sincerely,

**Mr Kyle Porter**  
**Development Management Technician**  
Strategic Development – Resource Management

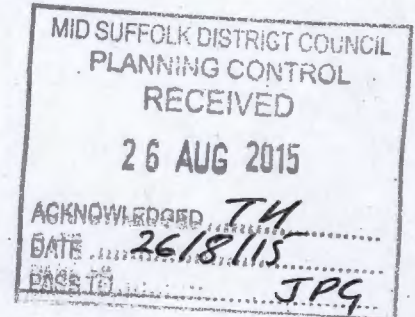
Your Ref: MS/2213/14  
 Our Ref: 570\CON\2600\15  
 Date: 26 August 2015  
 Highways Enquiries to: kyle.porter@suffolk.gov.uk



**All planning enquiries should be sent to the Local Planning Authority.**

Email:

The Planning Officer  
 Mid Suffolk District Council  
 131 High Street  
 Ipswich  
 Suffolk  
 IP6 8DL



**For the Attention of:** John Pateman-Gee

**TOWN AND COUNTRY PLANNING ACT 1990 - CONSULTATION RETURN MS/2213/14**

**PROPOSAL:** REVISED PLANS - Erection of a two storey detached dwelling with associated garaging and alteration to existing access on land adjacent

**LOCATION:** The Red House, Little London Hill, Debenham, Suffolk

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**1 AL 8**

Condition: Prior to the dwelling hereby permitted being first occupied, the vehicular access onto the public highway shall be properly surfaced with a bound material for a minimum distance of 5 metres from the edge of the metalled carriageway, in accordance with details previously submitted to and approved in writing by the local planning authority.

Reason: To secure appropriate improvements to the vehicular access in the interests of highway safety.

**2 NOTE 02**

Note 2: It is an OFFENCE to carry out works within the public highway, which includes a Public Right of Way, without the permission of the Highway Authority.

Any conditions which involve work within the limits of the public highway do not give the applicant permission to carry them out. Unless otherwise agreed in writing all works within the public highway shall be carried out by the County Council or its agents at the applicant's expense.

The County Council's Central Area Manager must be contacted on Telephone: 01473 341414. Further information go to: [www.suffolk.gov.uk/environment-and-transport/highways/dropped-kerbs-vehicular-accesses/](http://www.suffolk.gov.uk/environment-and-transport/highways/dropped-kerbs-vehicular-accesses/)

A fee is payable to the Highway Authority for the assessment and inspection of both new vehicular crossing access works and improvements deemed necessary to existing vehicular crossings due to proposed development.

Yours sincerely,

**Mr Kyle Porter**  
**Development Management Technician**  
 Strategic Development – Resource Management

Your Ref: MS/2213/14  
Our Ref: 570\CON\2806\14  
Date: 12/11/2014  
Enquiries to: KylePorter  
Tel: 01473 265379  
Email: kyle.porter@suffolk.gov.uk



The District Planning Officer  
Mid Suffolk District Council  
131 High Street  
Needham Market  
Ipswich  
Suffolk  
IP6 8DL

**For the Attention of:** John Pateman-Gee

Dear Sir

**TOWN AND COUNTRY PLANNING ACT 1990  
CONSULTATION RETURN MS/2213/14**

**PROPOSAL:**            **Erection of a two storey detached dwelling with associated garaging  
and alteration to existing access on land adjacent**

**LOCATION:**            **The Red House, Little London Hill, Debenham, Suffolk**

Notice is hereby given that the County Council as Highway Authority make the following comments:

Suffolk County Council does not feel that the current proposal would be detrimental towards highway safety. Therefore the conditions stipulated in MS/3653/12 are still applicable.

Yours faithfully

Mr Kyle Porter  
Development Management Technician  
Highway Network Improvement Services  
Economy, Skills & Environment

48

Your Ref: MS/2213/14  
Our Ref: 570\CON\1930\14  
Date: 13/08/2014  
Enquiries to: KylePorter  
Tel: 01473 265379  
Email: kyle.porter@suffolk.gov.uk



The District Planning Officer  
Mid Suffolk District Council  
131 High Street  
Ipswich  
Suffolk  
IP6 8DL

**For the Attention of:** John Pateman-Gee

Planning Control Received	
13 AUG 2014	
Acknowledged	AP
Date	15/8/14
Pass To	JPG

Dear Sir

**TOWN AND COUNTRY PLANNING ACT 1990  
CONSULTATION RETURN MS/2213/14**

**PROPOSAL:** Erection of a two storey detached dwelling with associated garaging  
and alteration to existing access on land adjacent

**LOCATION:** The Red House, Little London Hill, Debenham, Suffolk

Notice is hereby given that the County Council as Highway Authority recommends that any permission which that Planning Authority may give should include the conditions shown below:

**1 V 3**

Condition: Before the access is first used clear visibility at a height of 0.6 metres above the carriageway level shall be provided and thereafter permanently maintained in that area between the nearside edge of the metalled carriageway and a line 2.4 metres from the nearside edge of the metalled carriageway at the centre line of the access point and a distance of 43 metres in each direction along the edge of the metalled carriageway from the centre of the access.

Notwithstanding the provisions of Part 2 Class A of the Town & Country Planning (General Permitted Development) Order 1995 (or any Order revoking and re-enacting that Order with or without modification) no obstruction over 0.6 metres high shall be erected, constructed, planted or permitted to grow within the areas of the visibility splays.

Reason: To ensure vehicles exiting the drive would have sufficient visibility to enter the public highway safely, and vehicles on the public highway would have sufficient warning of a vehicle emerging to take avoiding action.

**2 AL 8**

Condition: Prior to the dwelling hereby permitted being first occupied, the vehicular access onto the carriageway shall be properly surfaced with a bound material for a minimum distance of 5 metres from the edge of the metalled carriageway, in accordance with details previously submitted to and approved in writing by the local planning authority.

Reason: To secure appropriate improvements to the vehicular access in the interests of highway safety.

3 D 2

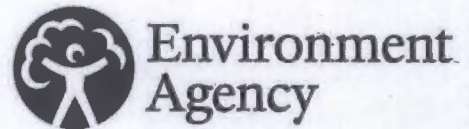
Condition: Before the development is commenced details shall be submitted to and approved in writing by the Local Planning Authority showing the means to prevent the discharge of surface water from the development onto the highway. The approved scheme shall be carried out in its entirety before the access is first used and shall be retained thereafter in its approved form.

Reason: To prevent hazards caused by flowing water or ice on the highway.

Yours faithfully

Mr Kyle Porter  
Development Management Technician  
Highway Network Improvement Services  
Economy, Skills & Environment

creating a better place



Mid Suffolk District Council  
Planning Department  
131, Council Offices High Street  
Needham Market  
Ipswich  
IP6 8DL

**Our ref:** AE/2014/117993/03-L01  
**Your ref:** 2213/14  
**Date:** 10 November 2014

Dear Sir/Madam

**ERECTION OF A TWO STOREY DETACHED DWELLING WITH ASSOCIATED GARAGING AND ALTERATION TO EXISTING ACCESS: LAND ADJACENT TO THE RED HOUSE, LITTLE LONDON HILL, DEBENHAM IP14 6PN**

We refer to your letter dated 3 November 2014 advising us that you have recently received further information/ revised plans in respect of the above planning application. It appears that the applicant has not provided any further information that would enable us to remove our current objection on flood risk grounds as raised in our earlier letters. Accordingly, we have no further comments to make on this aspect.

Yours faithfully

A handwritten signature in black ink that reads "Andrew Hunter".

**Andrew Hunter**  
**Sustainable Places - Planning Advisor**

Direct dial 01473 706749  
Direct fax 01473 271320  
Direct e-mail [andrew.hunter@environment-agency.gov.uk](mailto:andrew.hunter@environment-agency.gov.uk)

cc Patrick Allen Ltd

**From:** Hunter, Andrew [mailto:[andrew.hunter@environment-agency.gov.uk](mailto:andrew.hunter@environment-agency.gov.uk)]  
**Sent:** 15 September 2015 16:29  
**To:** Planning Admin  
**Subject:** 2213/14 - Land adj The Red House, Little London Hill, Debenham

**Erection of a two storey detached dwelling with associated garaging and alteration to existing access on land adjacent**

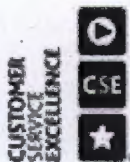
Thank you for re-consulting us about the above planning application.

We note that the additional information recently submitted by the applicant includes drawing 3431-06L (flood lines added) prepared by Patrick Allen Associates. There is no key on the drawing and it is not apparent that it reflects the latest modelled flood levels. We do not appear to have provided as part of any information request received by us the latest modelled flood levels to Patrick Allen & Associates.

As stated in our letter dated 24 August 2015, the applicant should provide, in accordance with paragraph 103 of the National Planning Policy Framework, a site-specific flood risk assessment which needs to comply with the requirements of the Planning Practice Guidance.

Andrew Hunter  
Sustainable Places - Planning Advisor  
Environment Agency  
Iceni House  
Cobham Road  
Ipswich  
IP3 9JD

Direct dial 01473 706749  
email [andrew.hunter@environment-agency.gov.uk](mailto:andrew.hunter@environment-agency.gov.uk)



We are currently collecting customer feedback so we can continue to improve the service we provide. Please take the time to complete the attached survey to let us know what we do well and what we need to improve.

Awarded to Essex, Norfolk and Suffolk Area

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creating a better place



Mid Suffolk District Council  
Planning Department  
131, Council Offices High Street  
Needham Market  
Ipswich  
IP6 8DL

Our ref: AE/2014/117993/02-L01  
Your ref: 2213/14  
Date: 01 September 2014

Dear Sir/Madam

**ERECTION OF A TWO STOREY DETACHED DWELLING WITH ASSOCIATED GARAGING AND ALTERATION TO EXISTING ACCESS LAND ADJACENT TO THE RED HOUSE, LITTLE LONDON HILL, DEBENHAM IP14 6PN**

Following our earlier objection on flood risk grounds we have received a further Flood Risk Assessment (FRA) which we have reviewed and comment on as follows.

**Environment Agency Position**

In the absence of an acceptable FRA we wish to maintain our objection to the grant of planning permission and recommend refusal on this basis for the following reasons:

**Reason**

The latest FRA submitted in support of this application does not comply with the requirements set out in Part 10, Paragraph 030 (Reference ID: 7-030-20140306) of the Flood Risk and Coastal Change section of the Planning Practice Guidance (PPG). The submitted FRA does not therefore provide a suitable basis for assessment to be made of the flood risks arising from the proposed development.

In particular, the submitted FRA fails to:

1. Utilise the latest information available. Further consideration will also need to be given to Flood Zone compatibility (in accordance with Tables 2 and 3 of the NPPF PPG), finished floor levels, resistance/resilience measures, compensatory flood storage, and the ability to access/leave the site in the event of flooding, based upon the latest information.

**Overcoming our objection**

You can overcome our objection by submitting an FRA which covers the deficiencies highlighted above and demonstrates that the development will not increase risk elsewhere and where possible reduces flood risk overall. If this cannot be achieved we are likely to maintain our objection to the application. Further explanation is provided in the Technical Appendix to this letter.

Environment Agency  
Iceni House, Cobham Road, Ipswich, Suffolk, IP3 9JD.  
Customer services line: 03708 506 506  
[www.gov.uk/environment-agency](http://www.gov.uk/environment-agency)

Cont'd..

We ask to be re-consulted with the results of the FRA. We will provide you with bespoke comments within 21 days of receiving formal re-consultation. Our objection will be maintained until an adequate FRA has been submitted.

In accordance with the PPG (Reference ID: 7-043-20140306), please notify us by email within 2 weeks of a decision being made or application withdrawn. Please provide us with a URL of the decision notice, or an electronic copy of the decision notice or outcome.

Yours faithfully



**Andrew Hunter**  
**Sustainable Places - Planning Advisor**

Direct dial 01473 706749

Direct fax 01473 271320

Direct e-mail [andrew.hunter@environment-agency.gov.uk](mailto:andrew.hunter@environment-agency.gov.uk)

cc Patrick Allen Ltd

Cont/d..

2

Planning Consultation – Land Contamination

<b>Application Reference:</b> 2213/14/FUL Amended Plans	<b>Officer Allocated to:</b> PJS
<b>Location of Proposed Development:</b> Land adj. The Red House, Little London Hill, Debenham	
<b>Details:</b> Erection of a two storey detached dwelling with associated garaging and alteration to existing access on land adjacent.	
<b>Date Documents Received:</b> 03.11..2014	<b>Date Reply Required by Planning:</b> 24.11.2014
<b>Objections:</b>	
<b>Recommendations/Comments:</b>  Thank you for the opportunity to comment on amended plans.  I have no additional comments to those submitted on 5 August 2014.	
<b>Signed:</b> Philippa Stroud	<b>Date:</b> 3 November 2014

## DEVELOPMENT CONTROL

MID SUFFOLK DISTRICT  
COUNCIL  
ENVIRONMENTAL

Planning Consultation – Land Contamination

Application Reference: 2213/14/FUL

Officer Allocated to: PJS

Location of Proposed Development: Land adj. The Red House, Little London Hill, Debenham

**Details:** Erection of a two storey detached dwelling with associated garaging and alteration to existing access on land adjacent.

Date Documents Received: 28.07.2014

Date Reply Required by Planning: 18.08.2014

Objections:

**Recommendations/Comments:**

Thank you for the opportunity to comment on the above planning application.

I note that a land contamination questionnaire has been submitted. This alone, however, is not sufficient land contamination assessment. Although an assessment need not require an intrusive investigation, as a minimum it should also include a desk top study evaluating existing and historic environmental data. If the study identifies the likelihood of contaminants then a further detailed investigation will be required.

I recommend that the applicant submits a contaminated land screening assessment. This assessment usually comprises an on line search of historical data and OS maps. It is widely available from companies specialising in environmental information.

MID SUFFOLK DISTRICT COUNCIL	
PLANNING CONTROL	
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- 5 AUG 2014	
ACKNOWLEDGED	AP
DATE	5/8/14
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Signed: Philippa Stroud

Date: 5 August 2014

**From:** Abby Antrobus  
**Sent:** 01 December 2014 15:26  
**To:** John Pateman-Gee; Planning Admin  
**Subject:** FW: Reconsultation on Planning Application 2213/14

FAO John Pateman-Gee

Dear John,  
Thank you for consulting on the revised application – my comments remain as per my original recommendation.  
With thanks,  
Abby

**Dr Abby Antrobus**  
Senior Archaeological Officer  
Archaeological Service Conservation Team  
Economy, Skills and Environment  
Suffolk County Council  
9/10 The Churchyard, Shire Hall, Bury St Edmunds, Suffolk, IP33 1RX

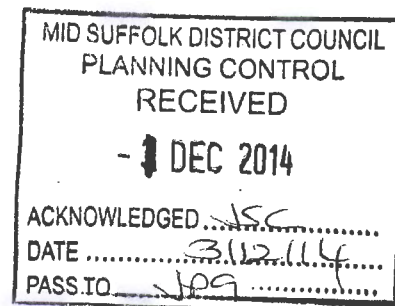
Tel: 01284 741231

Email: [abby.antrobus@suffolk.gov.uk](mailto:abby.antrobus@suffolk.gov.uk)

website <http://www.suffolk.gov.uk/libraries-and-culture/culture-and-heritage/archaeology/>

Online HER: <http://www.heritagegateway.org.uk>

Gateway to Suffolk's heritage collections: [www.suffolkheritagedirect.org.uk](http://www.suffolkheritagedirect.org.uk)





The Archaeological Service

Economy, Skills and Environment  
9-10 The Churchyard, Shire Hall  
Bury St Edmunds

Suffolk MID SUFFOLK DISTRICT COUNCIL  
IP33 1RX PLANNING CONTROL  
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Philip Isbell  
Professional Lead Officer  
Planning Services  
Mid Suffolk District Council  
131 High Street  
NEEDHAM MARKET  
Ipswich IP6 8DL

Enquiries to: Abby Antrobus  
Direct Line: 01284 741231  
Email: abby.antrobus@suffolk.gov.uk  
Web: <http://www.suffolk.gov.uk>  
Our Ref: 2014\_2213  
Date: 11 August 2014

For the Attention of John Pateman Gee

Dear Mr Reid

**Planning Application 2213/14 – Land adjacent to the Red House, Little London Hill, Debenham: Archaeology**

This site lies on the edge of the area of archaeological interest defined for the medieval small town of Debenham in the County Historic Environment Record (DBN 131), close to the main street and the River Deben. The proposed works would cause significant ground disturbance that has potential to damage any archaeological deposit that exists.

There are no grounds to consider refusal of permission in order to achieve preservation *in situ* of any important heritage assets. However, in accordance with paragraph 141 of the *National Planning Policy Framework*, any permission granted should be the subject of a planning condition to record and advance understanding of the significance of the heritage asset before it is damaged or destroyed.

In this case the following two conditions, used together, would be appropriate:

1. No development shall take place within the area indicated [the whole site] until the implementation of a programme of archaeological work has been secured, in accordance with a Written Scheme of Investigation which has been submitted to and approved in writing by the Local Planning Authority.

The scheme of investigation shall include an assessment of significance and research questions; and:

- a. The programme and methodology of site investigation and recording
- b. The programme for post investigation assessment
- c. Provision to be made for analysis of the site investigation and recording
- d. Provision to be made for publication and dissemination of the analysis and records of the site investigation
- e. Provision to be made for archive deposition of the analysis and records of the site investigation

f. Nomination of a competent person or persons/organisation to undertake the works set out within the Written Scheme of Investigation.

g. The site investigation shall be completed prior to development, or in such other phased arrangement, as agreed and approved in writing by the Local Planning Authority.

2. No building shall be occupied until the site investigation and post investigation assessment has been completed, submitted to and approved in writing by the Local Planning Authority, in accordance with the programme set out in the Written Scheme of Investigation approved under Condition 1 and the provision made for analysis, publication and dissemination of results and archive deposition.

**REASON:**

*To safeguard archaeological assets within the approved development boundary from impacts relating to any groundworks associated with the development scheme and to ensure the proper and timely investigation, recording, reporting and presentation of archaeological assets affected by this development, in accordance with Core Strategy Objective SO 4 of Mid Suffolk District Council Core Strategy Development Plan Document (2008) and the National Planning Policy Framework (2012).*

**INFORMATIVE:**

*The submitted scheme of archaeological investigation shall be in accordance with a brief procured beforehand by the developer from Suffolk County Council Archaeological Service, Conservation Team.*

The appropriate archaeological works, in this case, would be a two stage approach. The first phase would be an evaluation by trenching to determine its archaeological potential. The second stage would depend on the results of this evaluation. This could range from nothing (if no remains are found) to a monitoring of the building contractor's groundworks, to archaeological excavation of any significant remains which would otherwise be destroyed.

I would be pleased to offer guidance on the archaeological work required and, in our role as advisor to Mid Suffolk District Council, the Conservation Team of SCC Archaeological Service will, on request of the applicant, provide a brief for the archaeological investigation.

Please see our website for further information on SCCAS Conservation Team procedures and costs:

<http://www.suffolk.gov.uk/libraries-and-culture/culture-and-heritage/archaeology/>

Yours sincerely

Abby Antrobus

Senior Archaeological Officer, Conservation Team


**Suffolk Fire and Rescue Service**

Fire Business Support Team  
 Floor 3, Block 2  
 Endeavour House  
 8 Russell Road  
 Ipswich, Suffolk  
 IP1 2BX

Mid Suffolk District Council  
 Planning Department  
 131 High Street  
 Needham Market  
 Ipswich  
 IP6 8DL

MID SUFFOLK DISTRICT COUNCIL PLANNING CONTROL <b>RECEIVED</b>  06 SEP 2014  ACKNOWLEDGED ..... DATE ..... PASS TO .....
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Your Ref: 14/2213/FUL  
 Our Ref: FS/F200866  
 Enquiries to: Angela Kempen  
 Direct Line: 01473 260588  
 E-mail: Fire.BusinessSupport@suffolk.gov.uk  
 Web Address: <http://www.suffolk.gov.uk>

Date: 05/09/2014

Dear Sirs

**The Red House, London Hill, Debenham, Stowmarket**  
**Planning Application No: 14/2213/FUL**

I refer to the above application.

The plans have been inspected by the Water Officer who has the following comments to make.

**Access and Fire Fighting Facilities**

Access to buildings for fire appliances and firefighters must meet with the requirements specified in Building Regulations Approved Document B, (Fire Safety), 2006 Edition, incorporating 2010 and 2013 amendments Volume 1 - Part B5, Section 11 dwelling houses, and, similarly, Volume 2, Part B5, Sections 16 and 17 in the case of buildings other than dwelling houses. These requirements may be satisfied with other equivalent standards relating to access for fire fighting, in which case those standards should be quoted in correspondence.

Suffolk Fire and Rescue Service also requires a minimum carrying capacity for hard standing for pumping/high reach appliances of 15/26 tonnes, not 12.5 tonnes as detailed in the Building Regulations 2000 Approved Document B, 2006 Edition, incorporating 2010 and 2013 amendments.

**Water Supplies**

No additional water supply for fire fighting purposes is required in respect of this planning application.

Continued/



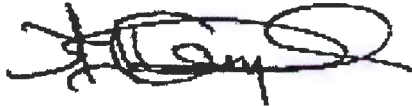
NOT PROTECTIVELY MARKED

Suffolk Fire and Rescue Service recommends that proper consideration be given to the potential life safety, economic, environmental and social benefits derived from the provision of an automatic fire sprinkler system. (Please see sprinkler information enclosed with this letter).

Consultation should be made with the Water Authorities to determine flow rates in all cases.

Should you need any further advice or information on access and fire fighting facilities, you are advised to contact your local Building Control in the first instance. For further advice and information regarding water supplies, please contact the Water Officer at the above headquarters.

Yours faithfully



Mrs A Kempen  
Water Officer

Copy: Mr P Allen, 2 Grange Business Centre, Tommy Flowers, Drive, Grange Farm,  
Kesgrave, Ipswich IP5 2BY  
Enc: Sprinkler information