



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, IP8 8DL
 Telephone : 01449 724500
 email: customerservice@csduk.com
 www.midsuffolk.gov.uk

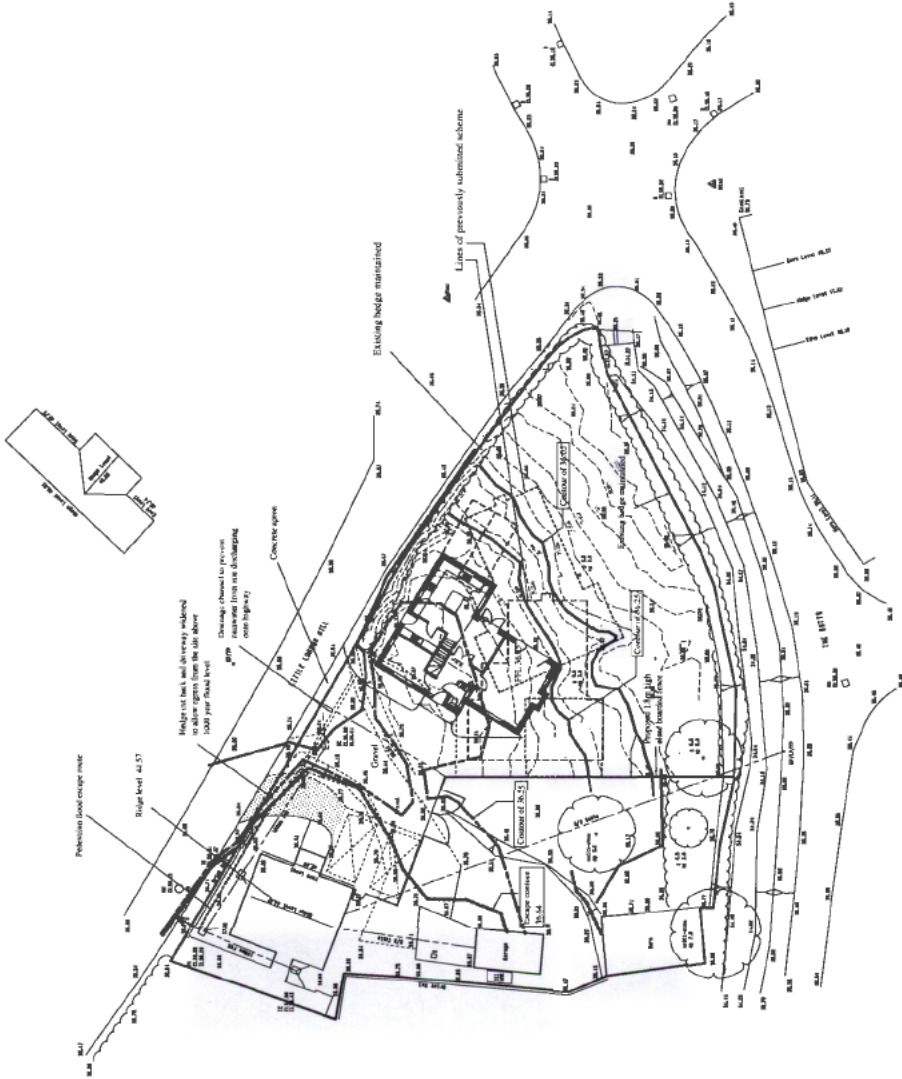


SCALE 1:1250

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CAD DRAWING (IMPRT 061)
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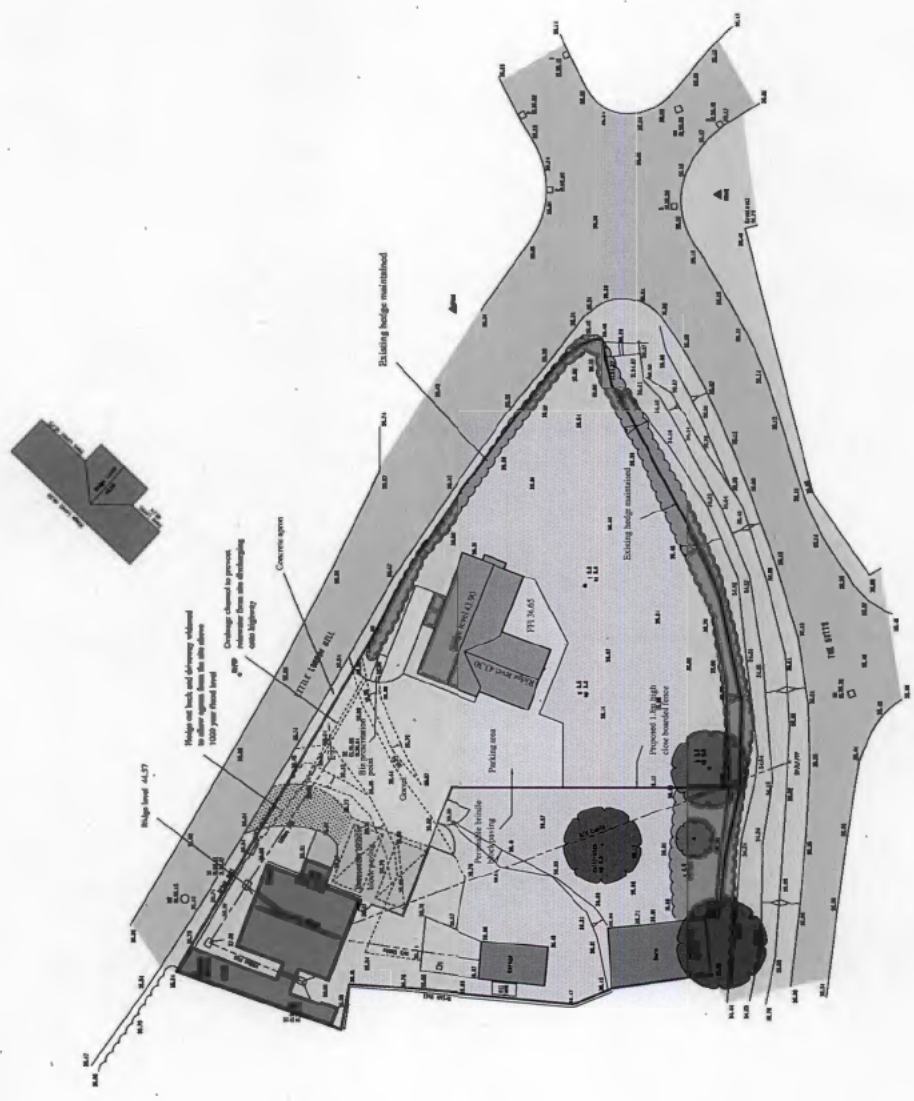
Drawn by: **MR. J. H. HARRIS**
Checked by: **MR. J. H. HARRIS**
Date: **27.10.14**
Project: **3431-061**
Drawing: **PROPOSED SITE PLAN**

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

NO.	DATE	REVISION
1	27.10.14	1

3431-061 (flood lines added)
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ARCHITECTS
PETER ARCHITECTS
2 George Street, Ipswich
Suffolk, IP1 1AA
Tel: 01473 611111
Fax: 01473 611112
www.peterarchitects.co.uk

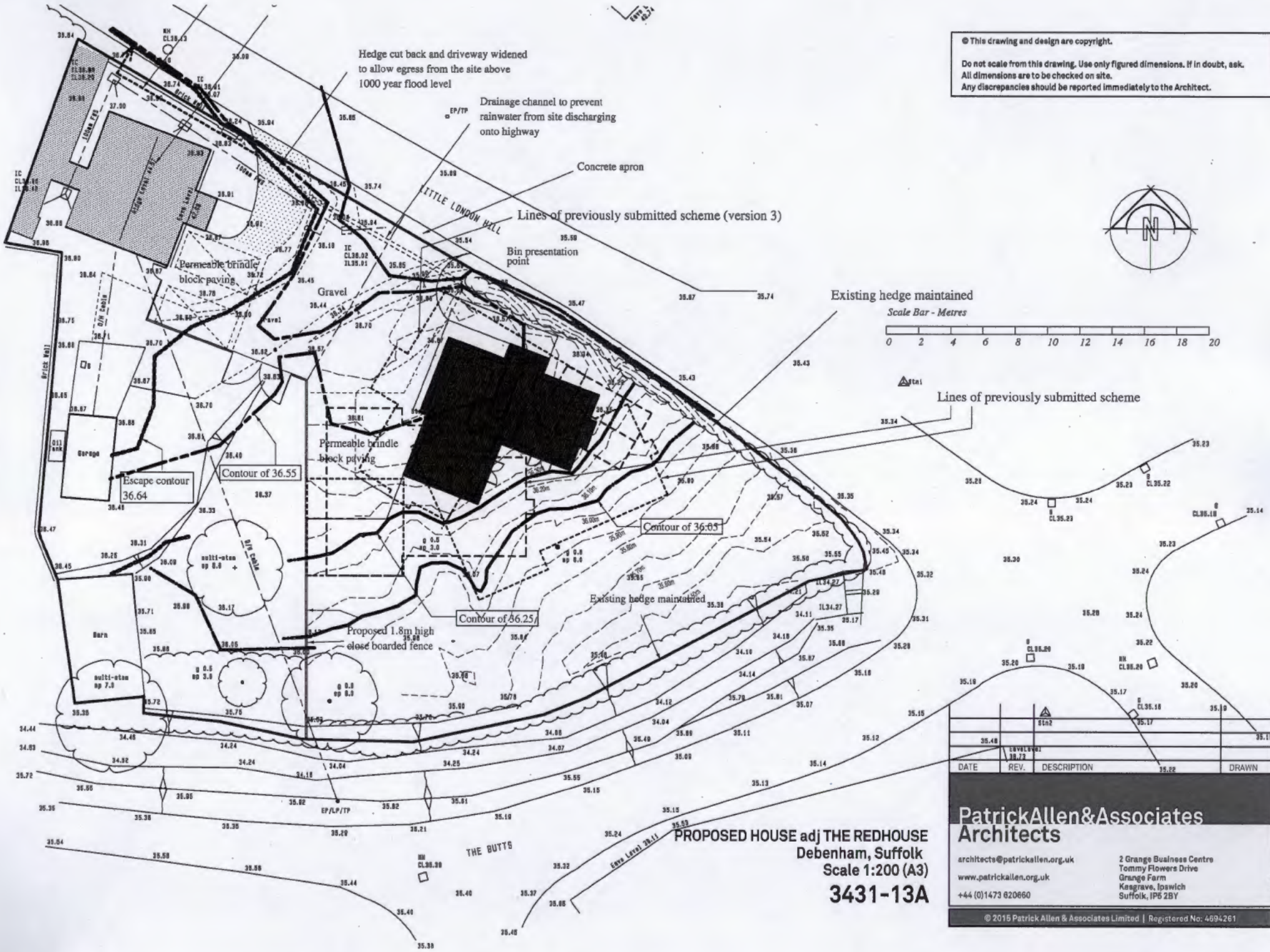
**PROPOSED HOUSE ADJ. THE RED HOUSE,
DREBENHAM, SUFFOLK, IP16 6PT**

PROPOSED SITE PLAN

PROJECT	DATE	SCALE
NO. 100	01	1:1
DATE	01	Aug 2013
BY		PA

3431-12A
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39

DATE	REV.	DESCRIPTION	DRAWN
		Station	
		Level	

PatrickAllen&Associates Architects

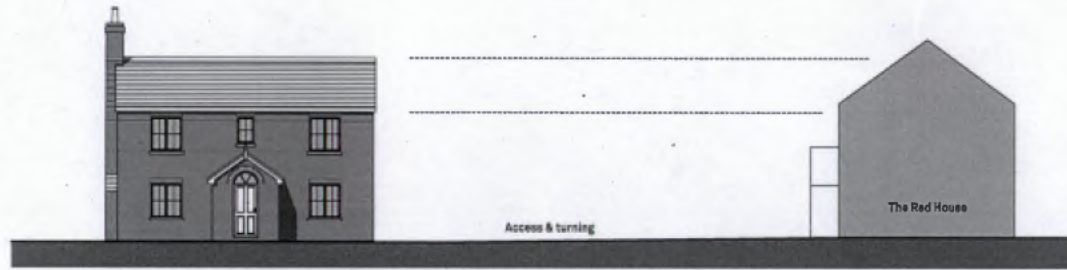
architects@patrickallen.org.uk
 www.patrickallen.org.uk
 +44 (0)1473 820660

2 Grange Business Centre
 Tommy Flowers Drive
 Grange Farm
 Knargrave, Ipswich
 Suffolk, IP6 2BY

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

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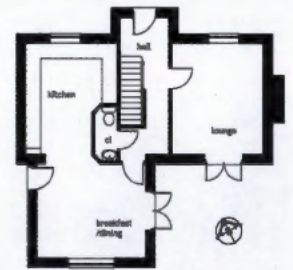
NORTH EAST ELEVATION



NORTH WEST ELEVATION (toward the Red House)

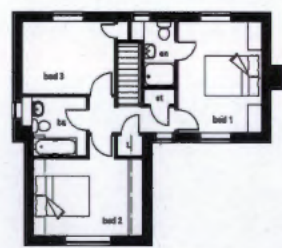


SOUTH EAST ELEVATION



GROUND FLOOR PLAN

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



FIRST FLOOR PLAN



SOUTH WEST ELEVATION

40

DATE	BY	DESCRIPTION	SCALE
Patrick Allen & Associates Architects patrickallen@patrickallen.co.uk 2 Strangle Business Centre www.patrickallen.co.uk 15 Longway Drive Great Fyne Great Fyne Highgate, Ipswich Highgate, Ipswich Suffolk, IP1 3ST Suffolk, IP1 3ST			
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			

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

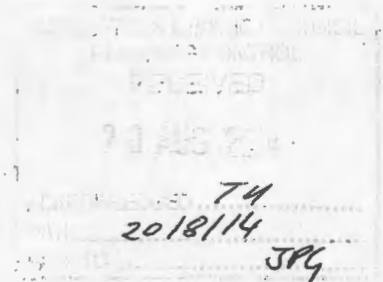
Dear John

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	
RECEIVED	
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



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/

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

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,

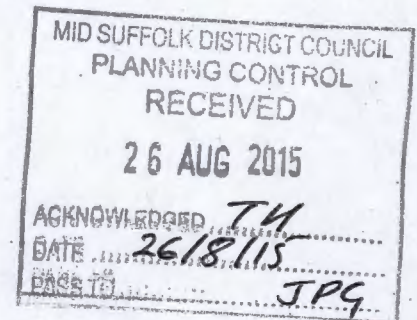
Mr Kyle Porter
Development Management Technician
Strategic Development – Resource Management

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

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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.

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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/

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

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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

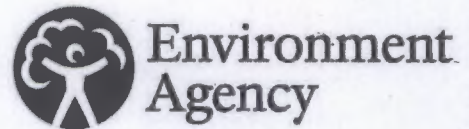
Condition: Before the development is commenced details shall be submitted to and approved in writing by the Local Planning Authority showing the means to prevent the discharge of surface water from the development onto the highway. The approved scheme shall be carried out in its entirety before the access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

Andrew Hunter
Sustainable Places - Planning Advisor

Direct dial 01473 706749
Direct fax 01473 271320
Direct e-mail andrew.hunter@environment-agency.gov.uk

cc Patrick Allen Ltd

From: Hunter, Andrew [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

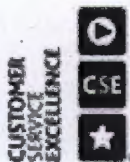
Thank you for re-consulting us about the above planning application.

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



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

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

cc Patrick Allen Ltd

Cont/d..

2

Planning Consultation – Land Contamination

Application Reference: 2213/14/FUL Amended Plans	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: 03.11..2014	Date Reply Required by Planning: 24.11.2014
Objections:	
Recommendations/Comments: Thank you for the opportunity to comment on amended plans. I have no additional comments to those submitted on 5 August 2014.	
Signed: Philippa Stroud	Date: 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
RECEIVED

- 5 AUG 2014

ACKNOWLEDGED *AP*DATE *5/8/14*PASS TO *JBG*

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

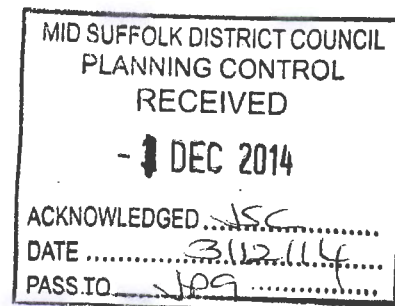
Tel: 01284 741231

Email: abby.antrobus@suffolk.gov.uk

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





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
RECEIVED
11 AUG 2014
ACKNOWLEDGED AP
DATE 13/8/14
PASS TO JPG

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 RECEIVED 06 SEP 2014 ACKNOWLEDGED DATE PASS TO

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