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3282/15

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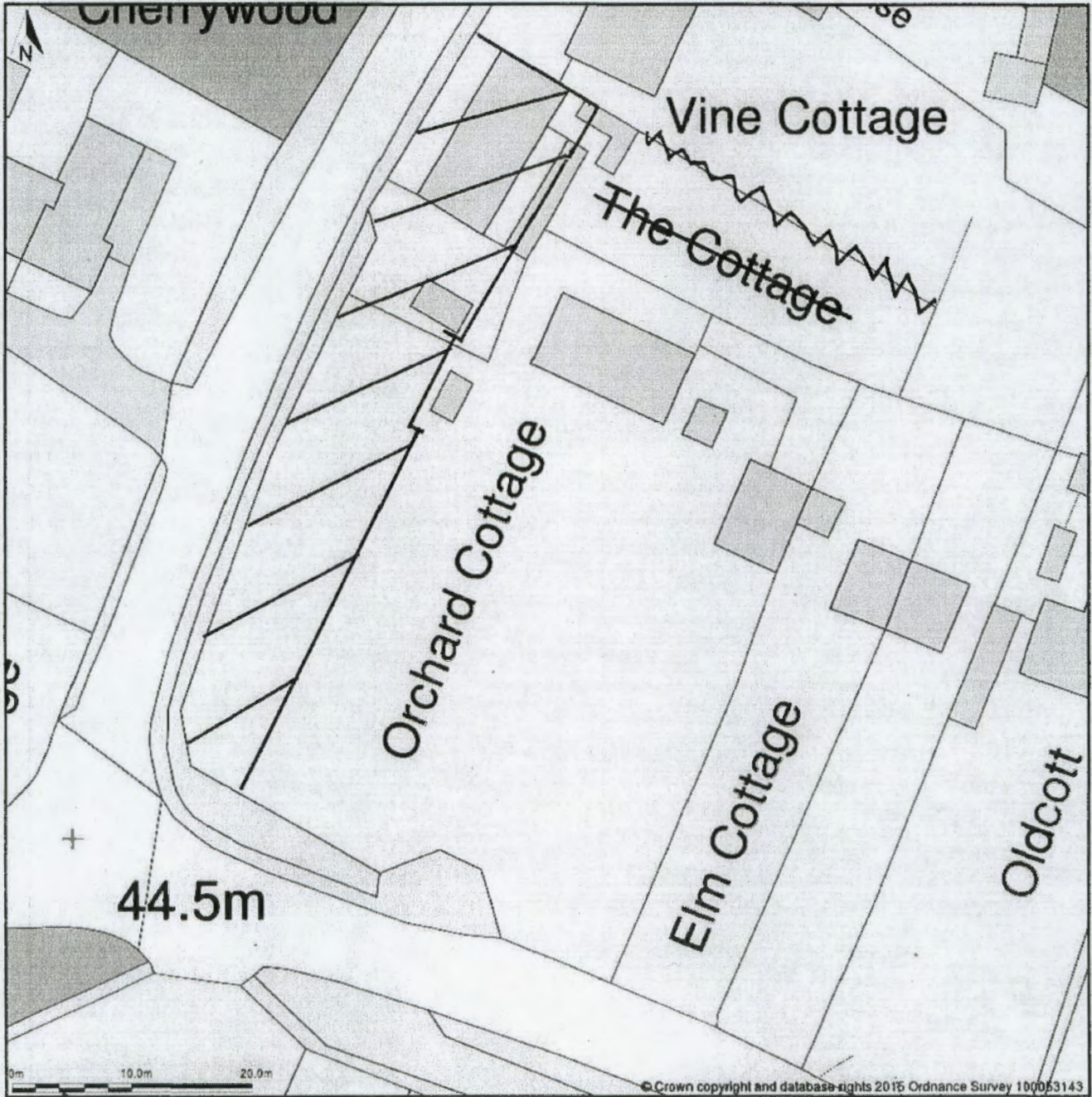


# Buy A Plan



NOTE: GARDEN SHOWN BEHIND THE COTTAGE IS INCORRECT AND IS PART OF VINE COTTAGE'S GARDEN. CORRECT GARDEN AREA TO LEFT HAND SIDE OF THE COTTAGE INDICATED AND BACKED UP BY LAND REGISTRY SK165323

The Cottage, Church Street, Eye, IP21 5PA



Block Plan shows area bounded by: 626076.14320312,277302.98065937 626166.14320312,277392.98085937 (at a scale of 1:500) The representation of a road, track or path is no evidence of a right of way. The representation of features as lines is no evidence of a property boundary.

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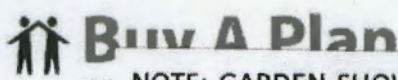
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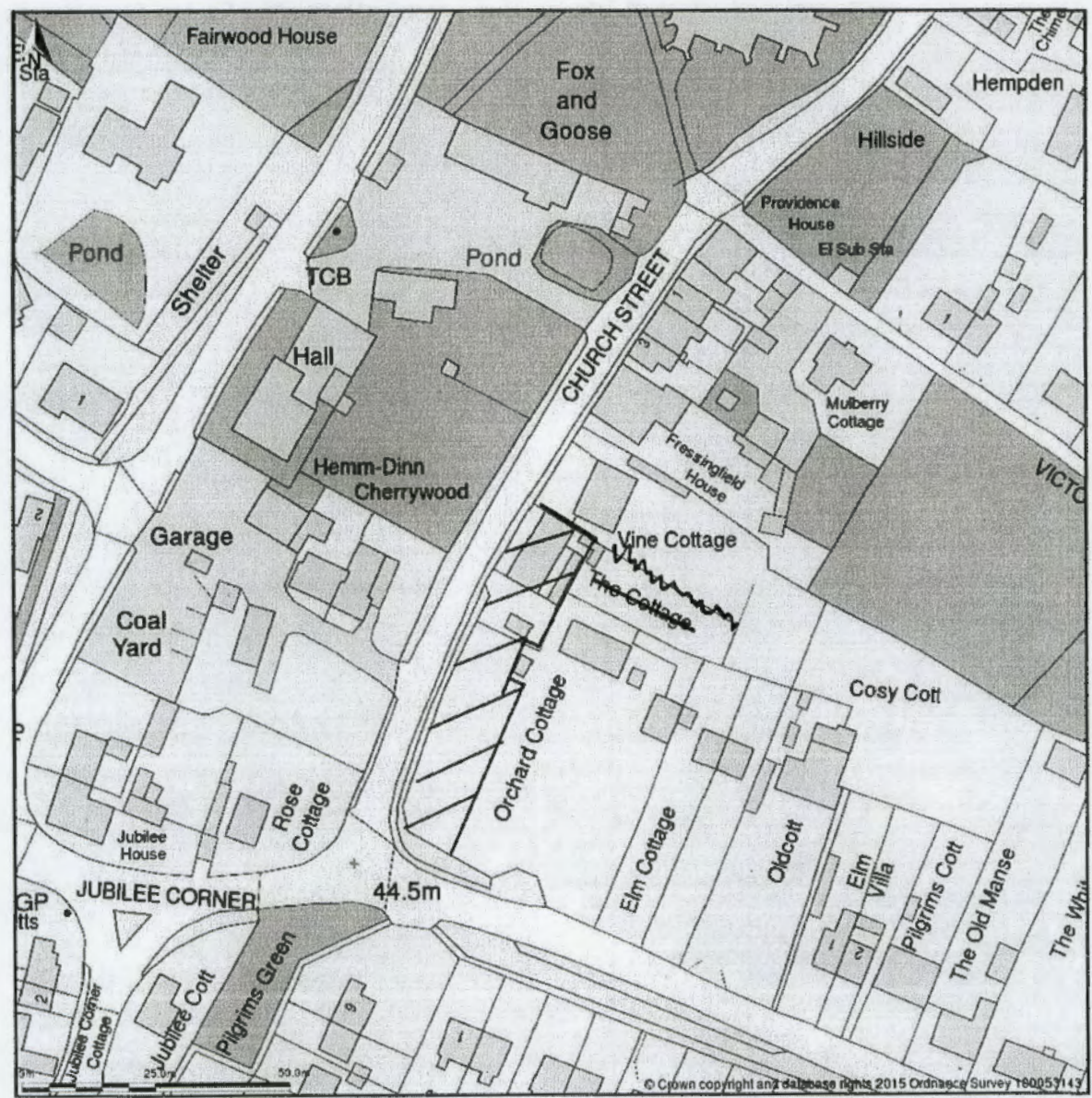
3282/15

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UK NOTE: GARDEN SHOWN BEHIND THE COTTAGE IS INCORRECT AND IS PART OF VINE COTTAGE'S GARDEN. CORRECT GARDEN AREA TO LEFT HAND SIDE OF THE COTTAGE INDICATED AND BACKED UP BY LAND REGISTRY SK165323

The Cottage, Church Street, Fressingfield, IP21 5PA



Site Plan shows area bounded by: 626018.36,277281.35 626218.36,277481.35 (at a scale of 1:1250) The representation of a road, track or path is no evidence of a right of way. The representation of features as lines is no evidence of a property boundary.

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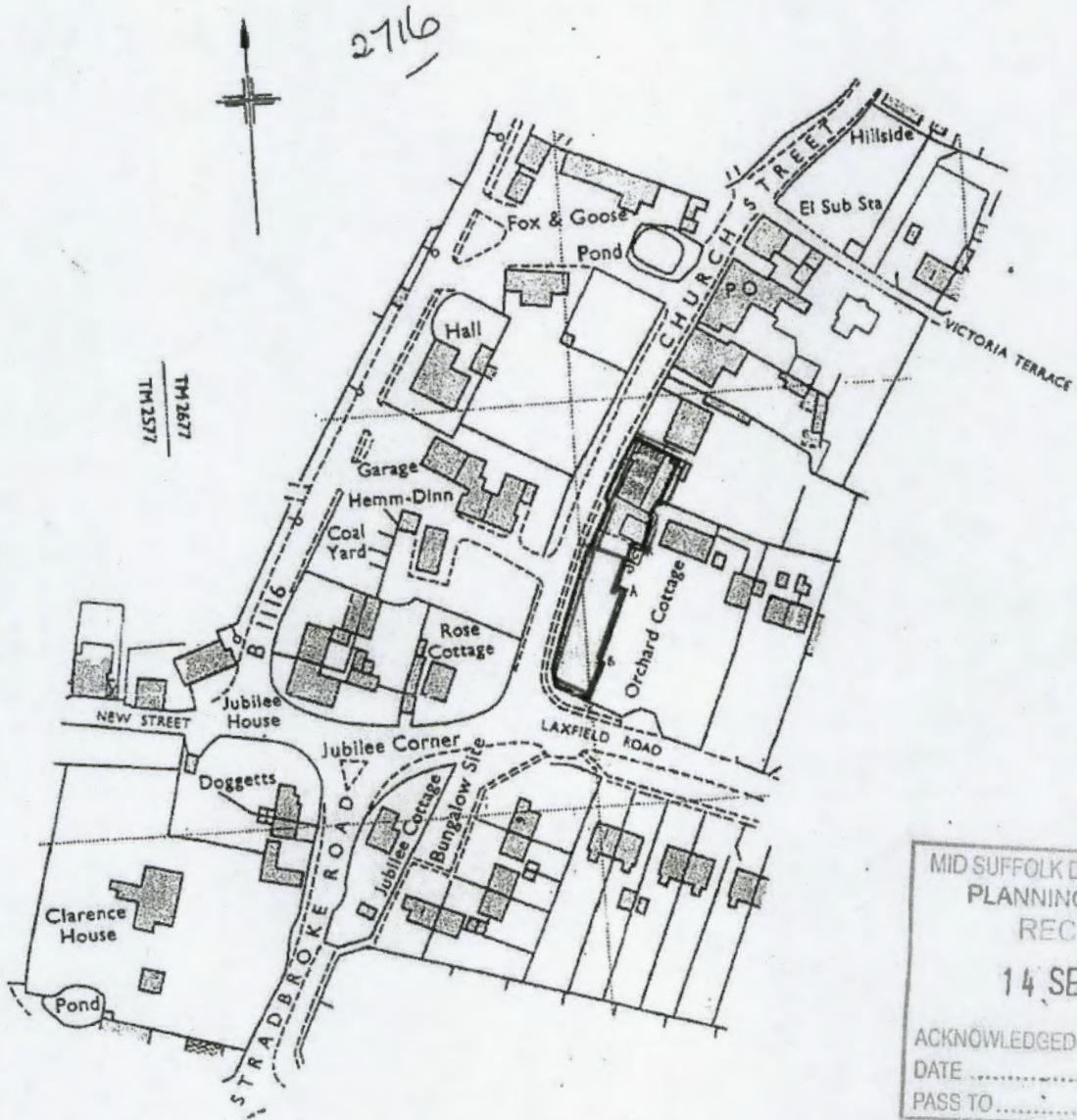


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3282/15

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H.M. LAND REGISTRY		TITLE NUMBER	
		<b>SK165323</b>	
ORDNANCE SURVEY PLAN REFERENCE	TM 2677	SECTION B	Scale 1/1250 Enlarged from 1/2500
COUNTY SUFFOLK	DISTRICT MID SUFFOLK	© Crown copyright 1994	



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2543019003

AVAILABLE ORDNANCE SURVEY MAPS INCORRECT AND PLACE GARDEN AT REAR OF THE COTTAGE WHICH IS PART OF THE GARDEN FOR VINE COTTAGE. OUR GARDEN RUNS ALONG CHURCH ROAD TO THE LAXFIELD ROAD CORNER AND CONFIRMED BY THE LAND REGISTRY TITLE NUMBER SK165323



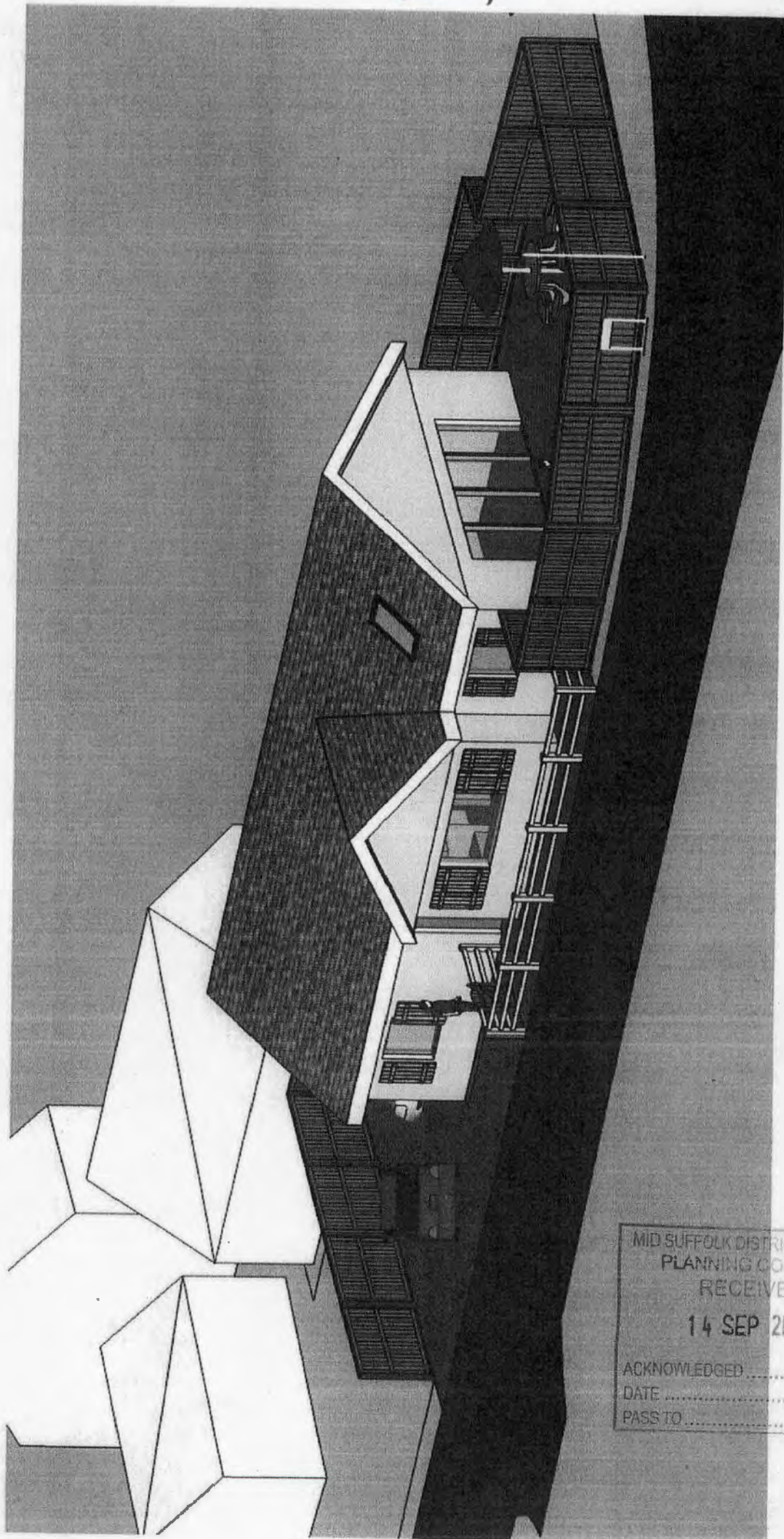
This title plan shows the general position of the boundaries. It does not show the exact line of the boundaries. Measurements scaled from this plan may not match measurements between the same points on the ground. For more information see Land Registry Public Guide 7: Title Plans. This official copy shows the date of the title plan on 25 November 2003 at 10:56:04. It may be subject to distortions in scale. Under s.67 of the Land Registration Act 2002, this copy is admissible in evidence to the same extent as the original, issued on 25 November 2003. © Crown copyright. Produced by HMLR. Further reproduction in whole or part is prohibited without the prior written permission of Ordnance Survey. Licence Number GD272728. This title is dealt with by the Kingston-Upon-Hull District Land Registry.



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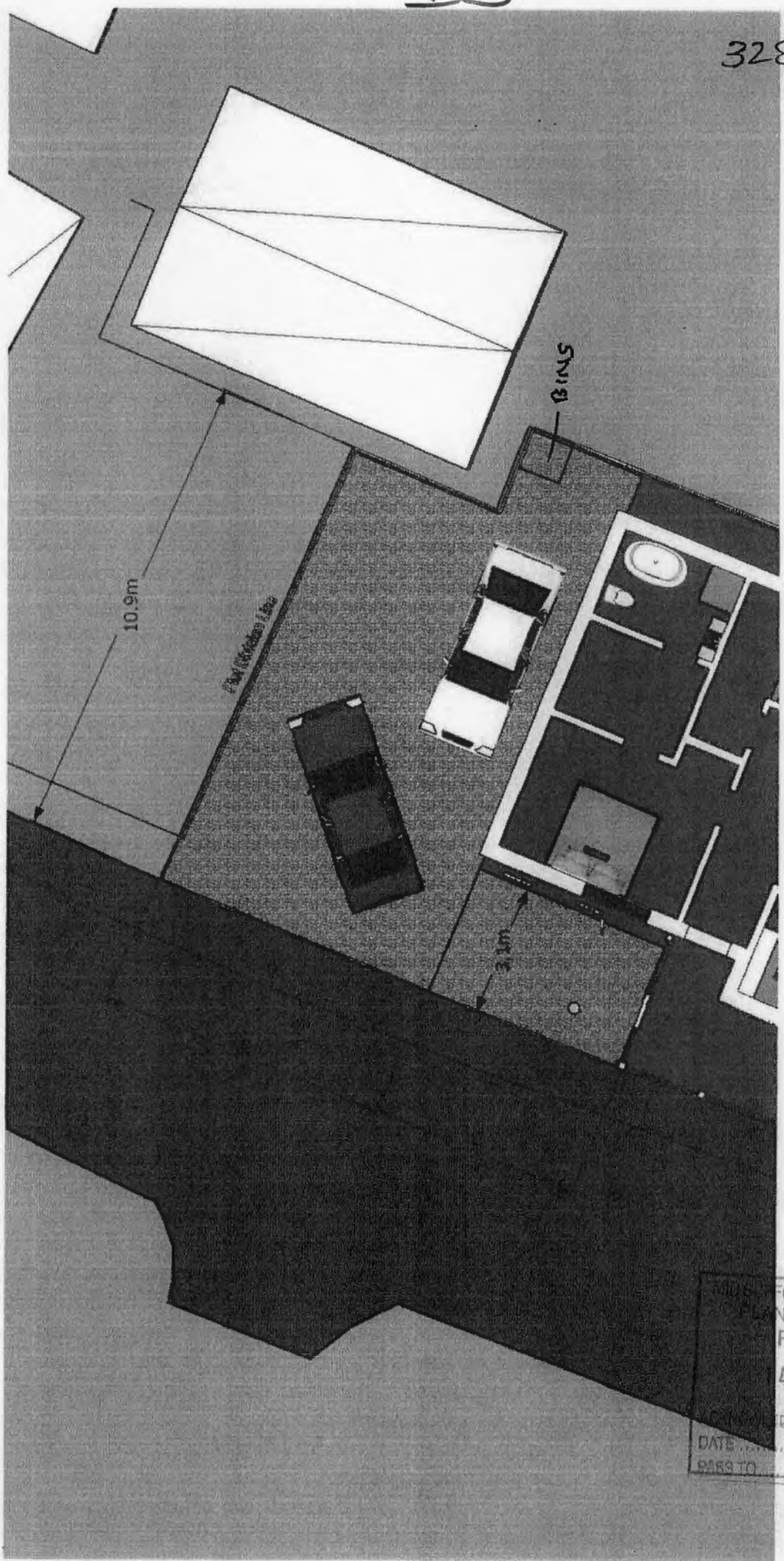
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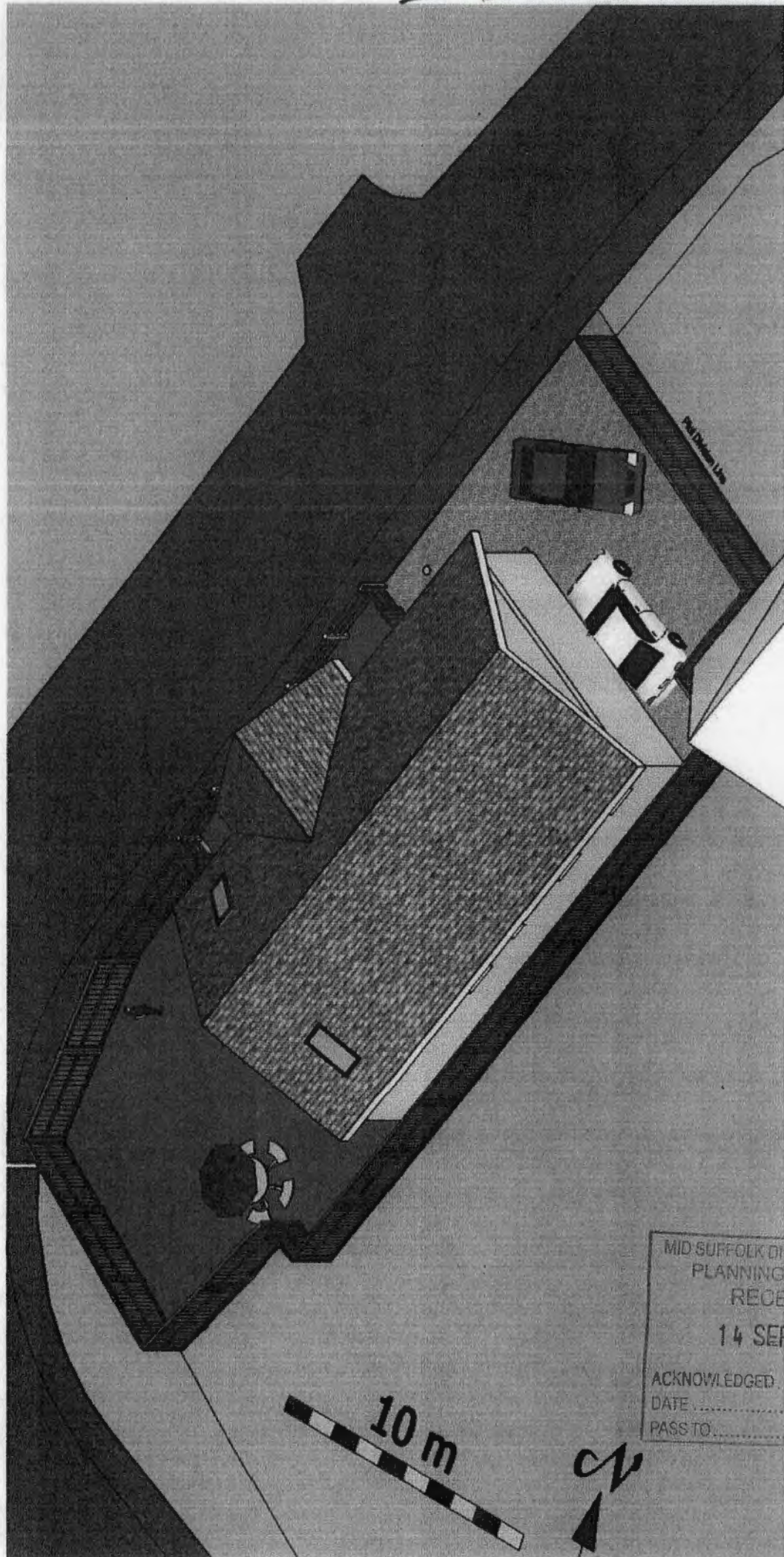
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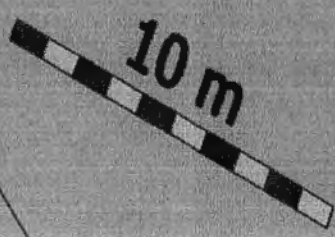
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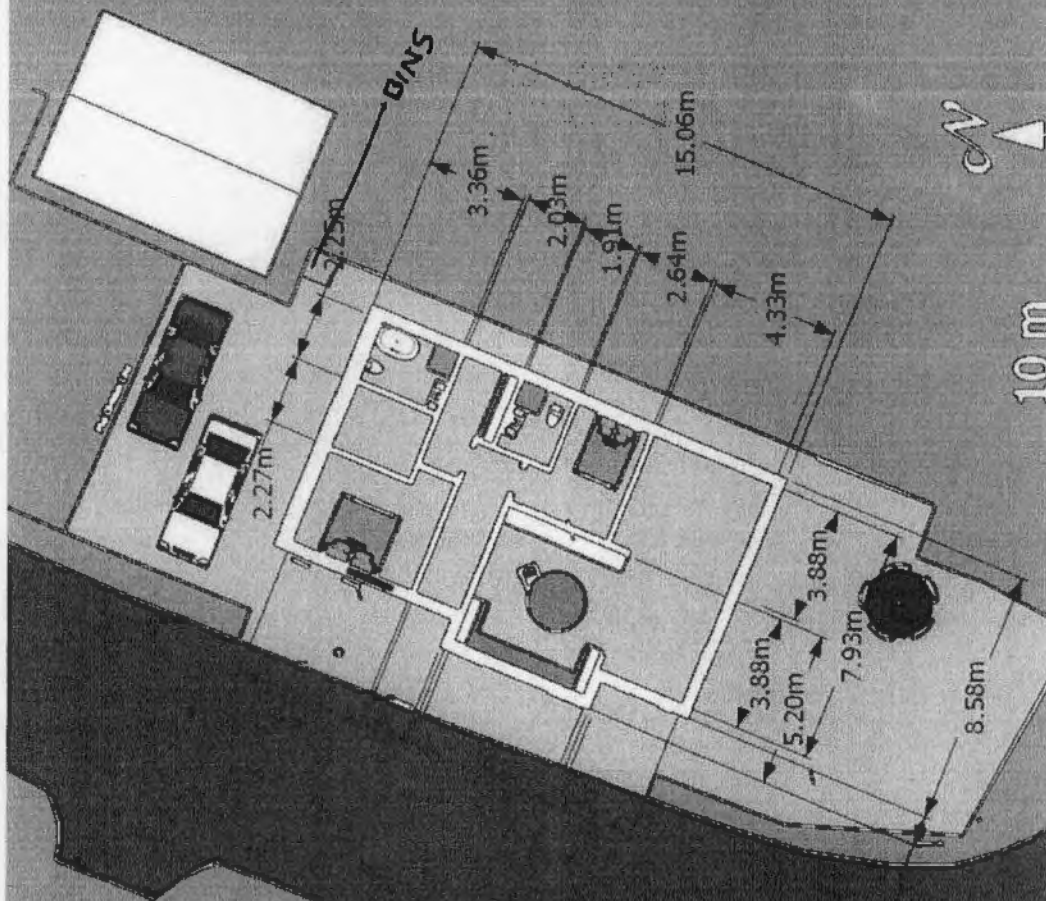




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3282/15

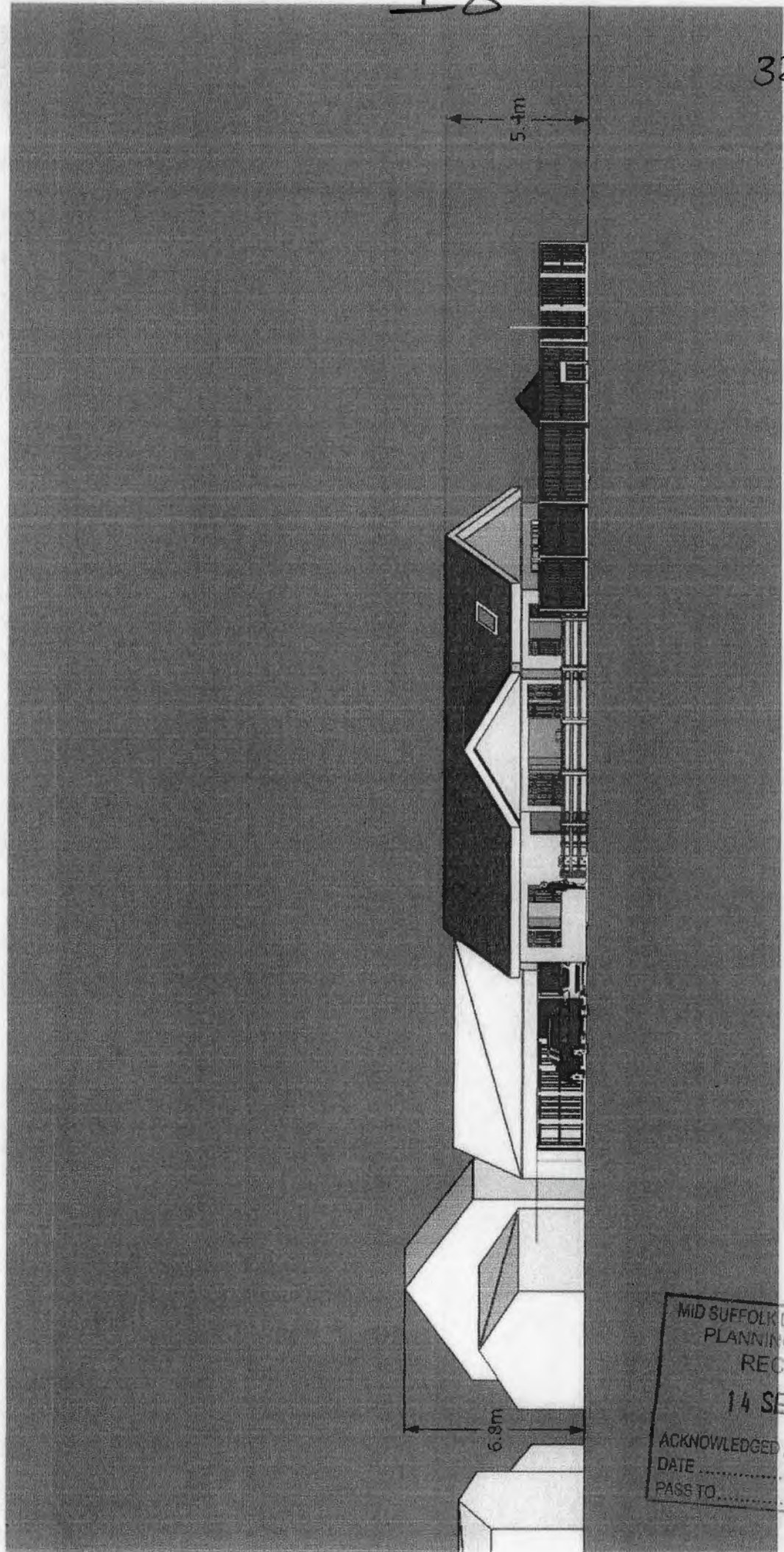


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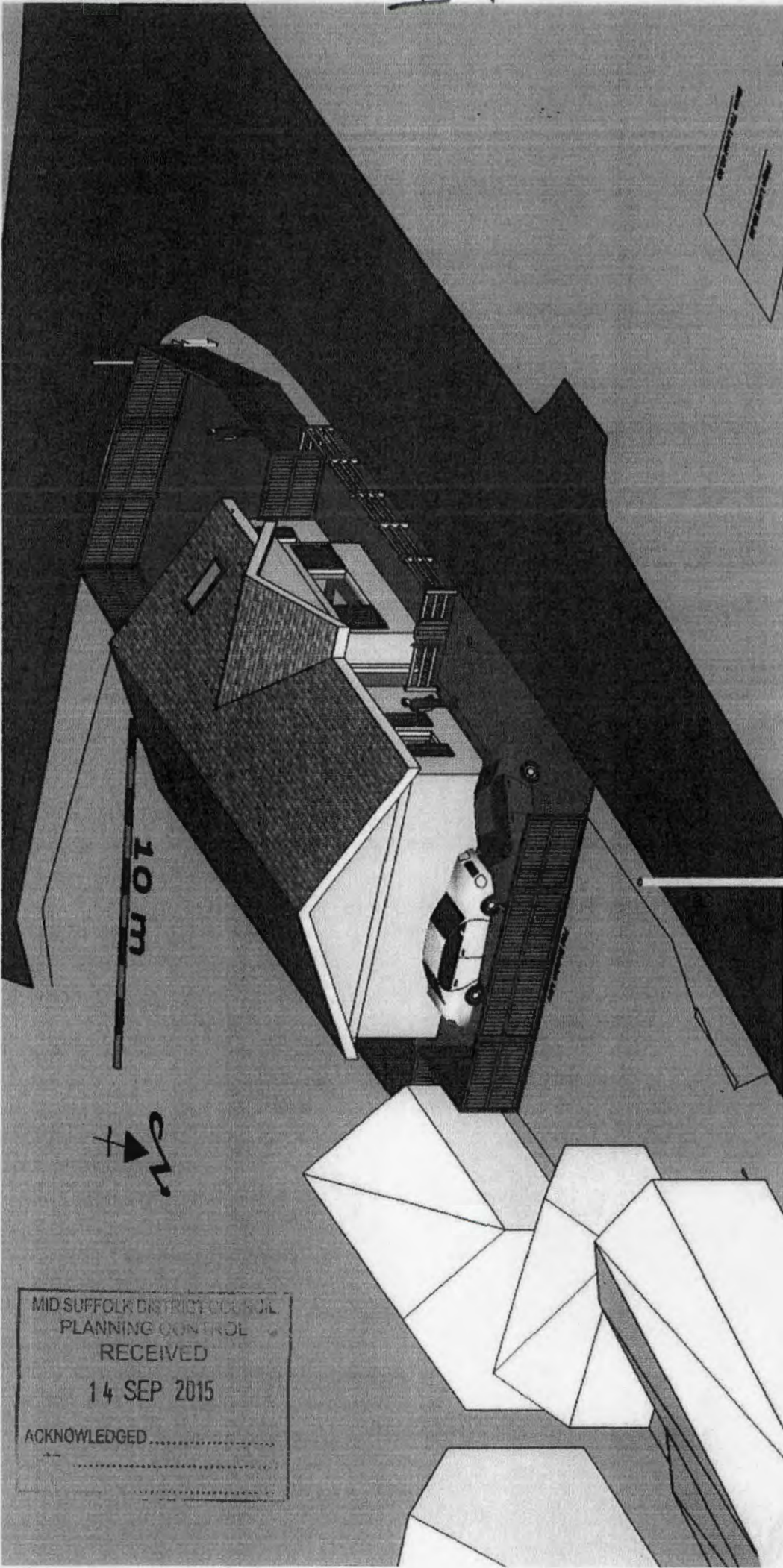
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10



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## MEMBER REFERRAL TO COMMITTEE

See Planning Charter for principles. Paragraph references below link to Planning Charter.

Planning application reference	3282/15
Parish	FRESSWICKFIELD
Member making request	LAVINIA HAOWGHAM
13.3 Please describe the significant policy, consistency or material considerations which make a decision on the application of more than local significance	POLICY HB 8 - SAFEGUARDING CONSERVATION AREA.
13.4 Please detail the clear and substantial planning reasons for requesting a referral	I DISAGREE WITH THE HERITAGE OFFICER THAT THIS DEVELOPMENT WOULD ADVERSELY AFFECT THE SURROUNDING HOUSES/LOCATION.
13.5 Please detail the wider District and public interest in the application	THE APPLICANT HAS THE SUPPORT OF THE PARISH COUNCIL AND THE ONLY OBJECTORS ARE IMMEDIATE NEIGHBOURS.
13.6 If the application is not in your Ward please describe the very significant impacts upon your Ward which might arise from the development	
13.7 Please confirm what steps you have taken to discuss a referral to committee with the case officer	I HAVE MET WITH UNDISAF WRITT AND HAVE HAD SEVERAL PHONE CONVERSATIONS TO DISCUSS MY VIEWS.



21

**FRESSINGFIELD PARISH COUNCIL**

Comments from: Clerk to the Council

**Application Number:** 3282/15

**Proposal:** application for outline planning permission for the erection of a detached bungalow

**Location:** **The Cottage, Church Street**

The Planning Committee discussed this proposal and voted unanimously to recommend approval for the application with the following comments to be noted:

The Heritage Officer's comments were noted ref urban style which is something Fressingfield Parish Council identifies as having some relevance to this application.

It could be presumed that the proposed building would generate adverse comment, if it were to adhere to the design in the application, being of a utilitarian style in the conservation area of the village. Perhaps greater effort could be expended by the applicant to ensure either a more sympathetic (to its surroundings) or more modern, ecological design in line with the expectation of a conservation area be chosen when the application for full planning permission is submitted

**Please note: APPROVAL recommended**

SIGNED: *Carol A Smy*

Clerk to Fressingfield Parish Council

DATED: 03.02.16



22

Your Ref: MS/3282/15  
Our Ref: 570\CON\0129\16  
Date: 22/01/2016  
Highways Enquiries to: kyle.porter@suffolk.gov.uk

**All planning enquiries should be sent to the Local Planning Authority.**  
Email: planningadmin@midsuffolk.gov.uk

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

**For the Attention of:** Lindsey Wright

**TOWN AND COUNTRY PLANNING ACT 1990**  
**CONSULTATION RETURN MS/3282/15**

**PROPOSAL:** Application for Outline Planning Permission for the erection of a detached bungalow

**LOCATION:** The Cottage, Church Street, Fressingfield, IP21 5PA

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

The amended documents do not significantly differ from what was previously considered acceptable by SCC. Therefore, SCC has no objections to the aforementioned document and SCCs previously stipulated conditions are still applicable to the application.

Yours sincerely,

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



Your Ref: MS/3282/15  
Our Ref: 570\CON\3186\15  
Date:  
Highways Enquiries to: kyle.porter@suffolk.gov.uk

23



**All planning enquiries should be sent to the Local Planning Authority.**  
Email: [planningadmin@midsuffolk.gov.uk](mailto:planningadmin@midsuffolk.gov.uk)

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

**For the Attention of:** Lindsey Wright

**TOWN AND COUNTRY PLANNING ACT 1990 - CONSULTATION RETURN MS/3282/15**

**PROPOSAL:** Application for Outline Planning Permission for the erection of a detached bungalow

**LOCATION:** The Cottage, Church Street, Fressingfield, IP21 5PA

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 3**

Condition: The new vehicular access shall be laid out and completed in all respects in accordance with Drawing No. DM03; and with an entrance width of 3m and made available for use prior to occupation. Thereafter the access shall be retained in the specified form.

Reason: To ensure that the access is designed and constructed to an appropriate specification and made available for use at an appropriate time in the interests of highway safety.

**2 V 6**

Condition: Notwithstanding the provisions of the Town & Country Planning (General Permitted Development) Order 1995 (or any Order revoking and re-enacting that Order with or without modification) no means of frontage enclosure shall exceed 0.6 metres in height above the level of the carriageway of the adjacent highway.

Reason: In the interests of highway safety in order to maintain intervisibility between highway users.

**3 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.



24

Yours sincerely,

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



## Consultation Response Pro forma

1	<b>Application Number</b>	3282/15 The Cottage, Fressingfield	
2	<b>Date of Response</b>	10.2.16	
3	<b>Responding Officer</b>	Name:	Paul Harrison
		Job Title:	Heritage Enabling Officer
		Responding on behalf of...	Heritage
4	<b>Summary and Recommendation</b> (please delete those N/A)  Note: This section must be completed before the response is sent. The recommendation should be based on the information submitted with the application.	<p>1. The Heritage Team considers that the proposal would cause</p> <ul style="list-style-type: none"> <li>less than substantial harm to a designated heritage asset because it would be harmful to the character and appearance of the Conservation Area. <b>Objection.</b></li> </ul>	
5	<b>Discussion</b> Please outline the reasons/rationale behind how you have formed the recommendation. Please refer to any guidance, policy or material considerations that have informed your recommendation.	<p>The application has been re-registered without amendment to the proposal but with clarification on the outline status. In the view of the Heritage Team an Outline application is quite inappropriate for such a proposal at such a location. The details of materials, design, position, orientation and layout are all of critical importance to issues raised by the sensitivity of the location and officers should require full details to be submitted.</p> <p>Notwithstanding this, on the proposal as it stands the previous Heritage response is appended below.</p> <p>Although the proposal has been discussed with officers since 2011, no approach has been made by officers or the applicant to the Heritage team.</p> <p>The site is at a prominent point in the Conservation Area beside the road from Laxfield and facing the road from Stradbroke. The site therefore forms part of the gateway to the historic core of the village. Historic maps show the site facing south across open fields, and the deep front gardens of plots on this side of Laxfield Road preserve some of the open character historically associated with the site and its immediate surroundings. It is noted in the Conservation Area Appraisal that "Very few parts of Fressingfield have buildings close to the road, so that the village remains fairly spread out without any urban feel to it." The Appraisal also identified an important vista</p>	

Please note that this form can be submitted electronically on the Councils website. Comments submitted on the website will not be acknowledged but you can check whether they have been received by reviewing comments on the website under the application reference number. Please note that the completed form will be posted on the Councils website and available to view by the public.



		<p>westwards along Laxfield Road at the south of this site. The site is currently bounded by close-boarded fencing on its south and west boundaries which is a most unfortunate treatment at this prominent and sensitive location.</p> <p>The proposal is a single-storey dwelling of ordinary modern type with a very fleet roof (how fleet is unclear without elevations) which would be quite out of keeping with the historic and historically-proportioned buildings around it. Tiles would appear incongruous on such a low roof, and would be unlikely to function if laid normally. Design matters aside, the introduction of a dwelling at this location would alter the sense of open space in the locality.</p> <p>In addition to the modest curtilage of the proposed dwelling, the curtilage of the existing dwelling would be severely reduced, thus introducing a cramped form of development in a part of the Conservation Area which the Appraisal finds is characterised by deep plots and spaciousness, with dwellings set back from the road-front.</p> <p>In summary the proposed dwelling would be intrusive in its position, and incongruous in its form and design, and would erode the character and appearance of the Conservation Area, causing considerable – but less than substantial – harm.</p> <p>In accordance with s72 of the PLBCAA 1990 special regard must be given to the desirability of avoiding harm to these qualities of a Conservation Area. NPPF expects great weight to be given to conservation of designated assets, including Conservation Areas. Justification for harm should be clear and convincing, and harm should be outweighed by public benefits. The Design and Access Statement makes no concerted attempt to appraise the site in the context of the Conservation Area or explain any public benefits, but it seems clear that neither of these requirements is met.</p>
6	<p><b>Amendments, Clarification or Additional Information Required</b> (if holding objection)</p> <p>If concerns are raised, can they be overcome with changes? Please ensure any requests are proportionate</p>	
7	<p><b>Recommended conditions</b></p>	

Please note that this form can be submitted electronically on the Council's website. Comments submitted on the website will not be acknowledged but you can check whether they have been received by reviewing comments on the website under the application reference number. Please note that the completed form will be posted on the Council's website and available to view by the public.



27



## Consultation Response Pro forma

1	<b>Application Number</b>	3282/15 The Cottage, Fressingfield	
2	<b>Date of Response</b>	1.12.15	
3	<b>Responding Officer</b>	Name:	Paul Harrison
		Job Title:	Enabling Officer
		Responding on behalf of...	Heritage
4	<b>Summary and Recommendation</b> (please delete those N/A)  Note: This section must be completed before the response is sent. The recommendation should be based on the information submitted with the application.	<p>1. The Heritage Team considers that the proposal would cause</p> <ul style="list-style-type: none"> <li>less than substantial harm to a designated heritage asset because it would be harmful to the character and appearance of the Conservation Area. <b>Objection.</b></li> </ul>	
5	<b>Discussion</b> Please outline the reasons/rationale behind how you have formed the recommendation. Please refer to any guidance, policy or material considerations that have informed your recommendation.	<p>Although the proposal has been discussed with officers since 2011, no approach has been made by officers or the applicant to the Heritage team.</p> <p>The site is at a prominent point in the Conservation Area beside the road from Laxfield and facing the road from Stradbroke. The site therefore forms part of the gateway to the historic core of the village. Historic maps show the site facing south across open fields, and the deep front gardens of plots on this side of Laxfield Road preserve some of the open character historically associated with the site and its immediate surroundings. It is noted in the Conservation Area Appraisal that "Very few parts of Fressingfield have buildings close to the road, so that the village remains fairly spread out without any urban feel to it." The Appraisal also identified an important vista westwards along Laxfield Road at the south of this site. The site is currently bounded by close-boarded fencing on its south and west boundaries which is a most unfortunate treatment at this prominent and sensitive location.</p> <p>The proposal is a single-storey dwelling of ordinary modern type with a very fleet roof (how fleet is unclear without elevations) which would be quite out of keeping with the historic and historically-proportioned buildings around it. Tiles would appear incongruous on such a low roof, and would be unlikely to function if laid normally. Design matters aside, the introduction of a dwelling at this location would alter the sense of open space in the</p>	

Please note that this form can be submitted electronically on the Councils website. Comments submitted on the website will not be acknowledged but you can check whether they have been received by reviewing comments on the website under the application reference number. Please note that the completed form will be posted on the Councils website and available to view by the public.



		<p>locality.</p> <p>In addition to the modest curtilage of the proposed dwelling, the curtilage of the existing dwelling would be severely reduced, thus introducing a cramped form of development in a part of the Conservation Area which the Appraisal finds is characterised by deep plots and spaciousness, with dwellings set back from the road-front.</p> <p>In summary the proposed dwelling would be intrusive in its position, and incongruous in its form and design, and would erode the character and appearance of the Conservation Area, causing considerable – but less than substantial – harm.</p> <p>In accordance with s72 of the PLBCAA 1990 special regard must be given to the desirability of avoiding harm to these qualities of a Conservation Area. NPPF expects great weight to be given to conservation of designated assets, including Conservation Areas. Justification for harm should be clear and convincing, and harm should be outweighed by public benefits. The Design and Access Statement makes no concerted attempt to appraise the site in the context of the Conservation Area or explain any public benefits, but it seems clear that neither of these requirements is met.</p>
6	<p><b>Amendments, Clarification or Additional Information Required</b> (if holding objection)</p> <p>If concerns are raised, can they be overcome with changes? Please ensure any requests are proportionate</p>	<p>The application is in outline form with apparently no matters reserved, but there do not appear to be scaled elevation and plan drawings. Surely the application is not in an approvable form without such drawings ?</p>
7	<p><b>Recommended conditions</b></p>	

Please note that this form can be submitted electronically on the Councils website. Comments submitted on the website will not be acknowledged but you can check whether they have been received by reviewing comments on the website under the application reference number. Please note that the completed form will be posted on the Councils website and available to view by the public.



29

**From:** David Pizzezy  
**Sent:** 13 October 2015 11:17  
**To:** Lindsey Wright  
**Cc:** Planning Admin  
**Subject:** 3282/15 The Cottage, Fressingfield.

Lindsey

I have no objection to this proposal as the trees affected are of insufficient amenity value to warrant being a constraint.

David

**David Pizzezy**  
Arboricultural Officer  
Hadleigh office: 01473 826662  
Needham Market office: 01449 724555  
[david.pizzezy@baberghmidsuffolk.gov.uk](mailto:david.pizzezy@baberghmidsuffolk.gov.uk)  
[www.babergh.gov.uk](http://www.babergh.gov.uk) and [www.midsuffolk.gov.uk](http://www.midsuffolk.gov.uk)  
Babergh and Mid Suffolk District Councils - Working Together

**From:** [planningadmin@midsuffolk.gov.uk](mailto:planningadmin@midsuffolk.gov.uk) [mailto:[planningadmin@midsuffolk.gov.uk](mailto:planningadmin@midsuffolk.gov.uk)]  
**Sent:** 13 October 2015 10:23  
**To:** David Pizzezy  
**Subject:** Consultation on Planning Application 3282/15

Correspondence from MSDC Planning Services.

Location: The Cottage, Church Street, Fressingfield IP21 5PA

Proposal: Application for Outline Planning Permission for the erection of a detached bungalow

We have received an application on which we would like you to comment. A consultation letter is attached. To view details of the planning application online please click [here](#)

We request your comments regarding this application and these should reach us within 21 days. Please make these online when viewing the application.

The planning policies that appear to be relevant to this case are HB8, H16, HB1, H17, GP1, Cor1, NPPF, Cor5, CSFR-FC1, CSFR-FC1.1, which can



be found in detail in the Mid Suffolk Local Plan.

We look forward to receiving your comments.

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31

## Consultee Comments for application 3282/15

### Application Summary

Application Number: 3282/15

Address: The Cottage, Church Street, Fressingfield IP21 5PA

Proposal: Application for Outline Planning Permission for the erection of a detached bungalow

Case Officer: Lindsey Wright

### Consultee Details

Name: Mr David Harrold

Address: Car Park Hurstlea Road, Needham Market, Ipswich, Suffolk IP6 8DL

Email: david.harrold@midsuffolk.gov.uk

On Behalf Of: MSDC - Environmental Health - Land Contamination

### Comments

Thank you for consulting me on this outline application to erect a single dwelling.

National planning policy requires that the land is suitable for its new use in respect of ground conditions and requires that risks from land contamination are properly assessed.

Therefore a land contamination assessment should be submitted with the application.

For this size of development, this assessment need not require an intrusive investigation but as a minimum requirement a desk top study and site walk over report (or questionnaire available on the Council web site) should be submitted. If this identifies the likelihood of contaminants then a detailed investigation is required.

David Harrold

Senior Environmental Health Officer



9-10 The Churchyard, Shire Hall  
Bury St Edmunds  
Suffolk  
IP33 1RX

Philip Isbell  
Corporate Manager – Development Management  
Planning Services  
Mid Suffolk District Council  
131 High Street  
Needham Market  
Ipswich IP6 8DL

Enquiries to: Rachael Abraham  
Direct Line: 01284 741232  
Email: [Rachael.abraham@suffolk.gov.uk](mailto:Rachael.abraham@suffolk.gov.uk)  
Web: <http://www.suffolk.gov.uk>

Our Ref: 2015\_3282  
Date: 22 October 2015

For the Attention of Lindsey Wright

Dear Mr Isbell

**PLANNING APPLICATION 3282/15 – THE COTTAGE, CHURCH STREET,  
FRESSINGFIELD: ARCHAEOLOGY**

This application lies in an area of high archaeological interest recorded in the County Historic Environment Record, within the historic settlement core of Fressingfield and to the south of the medieval church (HER no. FSF 023). There is a strong possibility that heritage assets of archaeological interest will be encountered at his location. Any groundworks causing significant ground disturbance have 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. 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.

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.*

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 specification for the archaeological investigation. In this case, an archaeological evaluation will be required to establish the potential of the site and decisions on the need for any further investigation (excavation before any groundworks commence and/or monitoring during groundworks) will be made on the basis of the results of the evaluation.

Please let me know if you require any clarification or further advice.

Yours sincerely

Rachael Abraham

Senior Archaeological Officer  
Conservation Team



34

**From:** Angela Kempen  
**Sent:** 15 January 2016 09:53  
**To:** Planning Admin  
**Subject:** LINDSEY WRIGHT - PLANNING APPLICATION 3282/15

Good Morning Lindsey.

Thank you for your letter dated 13<sup>th</sup> January 2016 in regards THE COTTAGE, CHURCH STREET FRESSINGFIELD for the above planning application number 3282/15.

Comment was made against this application 26<sup>th</sup> October 2015 and may remain in place under the date indicated on your new correspondence 13/01/16.

If you require a copy of our original letter please email [water.hydrants@suffolk.gov.uk](mailto:water.hydrants@suffolk.gov.uk) and quote our fire reference number F180875 and we will email you one across.

Kind regards

*Angie Kempen*

*Water Officer*

*Public Health and Protection*

*Endeavour House*

*Russell Road*

*Ipswich*

*IP1 2BX*

*01473 260486*

*[angela.kempen@suffolk.gov.uk](mailto:angela.kempen@suffolk.gov.uk)*



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



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

Your Ref: 15/3282/OUT  
Our Ref: FS/F180875  
Enquiries to: Angela Kempen  
Direct Line: 01473 260588  
E-mail: Fire.BusinessSupport@suffolk.gov.uk  
Web Address: <http://www.suffolk.gov.uk>

Date: 27/10/2015

Dear Sirs

**The Cottage, Church Street, Fressingfield, Suffolk, IP21 5PA**  
**Planning Application No: 15/3282/OUT**

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



36

**From:** David Harrold  
**Sent:** 27 January 2016 11:55  
**To:** Lindsey Wright  
**Cc:** Planning Admin  
**Subject:** Plan Ref 3282/15/OUT The Cottage, Church Street, Fressingfield

Thank you for your most recent consultation (13/01/2016) for the above application in respect of contaminated land.

I have previously been consulted by you on this dated 13/10/2015.

At that time I responded and this is on the Councils Planning website. For completeness I have copied it below:

*Comments submitted via web site:*

*"Thank you for consulting me on this outline application to erect a single dwelling.*

*National planning policy requires that the land is suitable for its new use in respect of ground conditions and requires that risks from land contamination are properly assessed.*

*Therefore a land contamination assessment should be submitted with the application.*

*For this size of development, this assessment need not require an intrusive investigation but as a minimum requirement a desk top study and site walk over report (or questionnaire available on the Council web site) should be submitted. If this identifies the likelihood of contaminants then a detailed investigation is required."*

I hope this is of assistance.

David Harrold MCIEH

Senior Environmental Health Officer  
Babergh and Mid Suffolk Council

01449 724718