

**TO: Members and Substitutes of the
Development Control Committee**

**(Copy to recipients of Development
Control Committee Papers)**

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27 March 2019

Dear Councillor

**ST EDMUNDSBURY DEVELOPMENT CONTROL COMMITTEE - THURSDAY 28
MARCH 2019**

I am now able to enclose, for consideration on the Thursday 28 March 2019 meeting of the St Edmundsbury Development Control Committee **additional supplementary documentation** in respect of the following applications:

Agenda No	Item
4.	<u>Planning Application DC/18/0382/FUL - Cornhill Walk, Brentgovel Street, Bury St Edmunds (Pages 1 - 10)</u> Report No: DEV/SE/19/022
9.	<u>Planning Application DC/18/1147/FUL - Land Adjacent to The Forge, The Street, Lidgate (Pages 11 - 18)</u> Report No: DEV/SE/19/027

Due to the lateness in which this documentation was received the Case Officers will make reference to the attached in their presentations to the Committee.

Yours sincerely

Helen Hardinge
Democratic Services Officer

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Development Control Committee

28 March 2019

Additional Supplement

Item 4 – DC/18/0382/FUL: Cornhill Walk, Brentgovel Street, Bury St. Edmunds

Since publication of the Committee report and subsequent 'Late Papers' further amended plans for Cornhill Walk were received today (Wed 27 March).

The attached amended plans show a reduction in residential units from 49 to 48. This means that every apartment has access to a lift and cycle storage on each floor.

In addition, the parking space adjacent to No. 8 Well Street has been removed and replaced with cycle parking to serve the commercial units. Further cycle parking for these commercial units is provided to the front of the site.

These amendments will be covered as part of the Case Officer's presentation to the Committee meeting. They do not materially affect the proposal and do not alter the recommendation which remains one of approval.

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Accommodation Schedule

1 Bedroom	5
2 Bedroom	9
3 Bedroom	5
First Floor Total	19
Cycles	60

■ 1 Bed
■ 2 Bed
■ 3 Bed
■ Circulation
■ Cycle Storage
■ Internal Courtyard
 Plant Room

1 Bed: 1p - min 39 m²; 2p - min 50 m²
 2 Bed: 3p - min 61 m²; 4 p - min 70 m²
 3 Bed: 4p - min 74 m²; 5p - min 86 m²
 (Technical housing standards – nationally described space standard, 2015)



GA FIRST FLOOR PLAN
1 : 125

FRONT

notes: 1. Apartment layouts to be revised.

revisions:	T	26/03/19	LP	Planning; second floor layout amended - total number of flats reduced to 48
	S	13/03/19	LP	First and second floor plans amended
	R	13/12/18	LP	Planning
	Q	25/07/18	LP	Amendments following planning comments
	P	15/02/18	LP	Planning
	O	24/01/18	SL	Accommodation Schedule amended
	N	01/12/17	SL	Plans and elevations revised
	M	09/11/17	SL	Layout revised
	L	07/11/17	SL	GF, FF, SF plans revised
	K	15/09/17	SL	Residential layout amended; South and North elevations revised

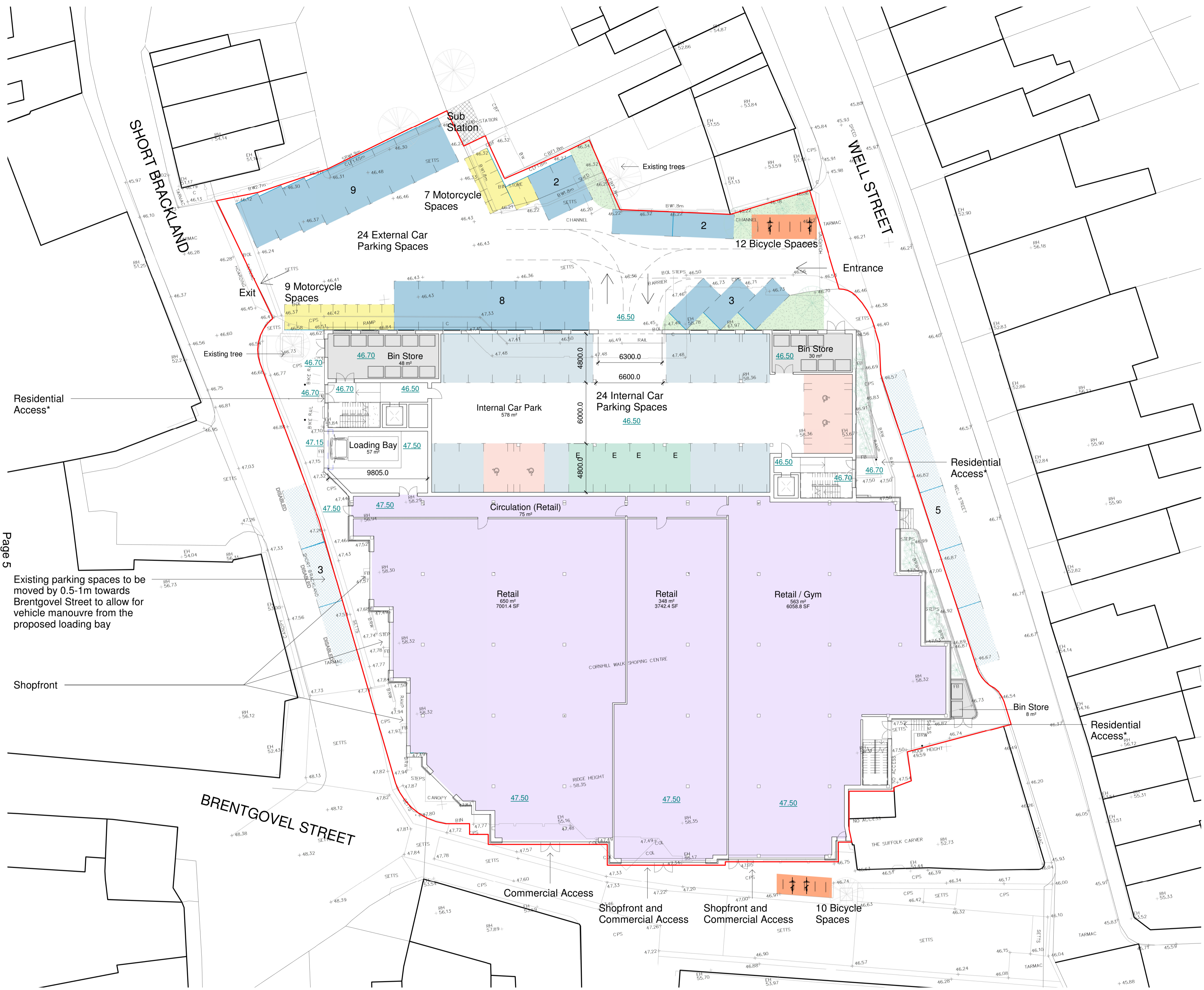
Knightspur Homes Limited
Cornhill Walk
 Bury St Edmunds
 drawing information

title: PROPOSED FF PLAN
 status: 14/10/16
 scale: 1 : 125
 drawn: LP
 chkd: SL

pwparchitects
 PWP Architects Ltd 61 South Street, Havant, Hampshire PO9 1BZ
 t: 02392 482494 f: 02392 481152
 e: design@pwp-architects.com
 w: www.pwp-architects.com
 job: 5378 dwg: 1201 rev: T
 26/03/2019 17:18:04

NOTE: The contractor is responsible for checking all site dimensions and levels. These should be checked prior to the ordering of any components and before the commencement of the works. All discrepancies should be brought to the attention of the Contract Administrator.

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GA GROUND FLOOR PLAN
1 : 200

notes:

- Site boundary
- Proposed levels
- Bin Store
- Car Park
- Retail

* All residential entrances to have a canopy over and emergency lighting.

revisions:

LL	26/03/19	LP	Planning; second floor layout amended - total number of flats reduced to 48
KK	15/03/19	LP	Retail bicycle parking added, car sharing spaces omitted
JJ	13/12/18	LP	Planning
II	25/07/18	LP	Amendments following planning comments
HH	23/02/18	LP	Planning
GG	15/02/18	LP	Planning
FF	09/02/18	SL	Refuse and recycling amended
EE	01/12/17	SL	Plans and elevations revised
DD	09/11/17	SL	Layout revised
CC	08/11/17	SL	Layout revised

Knightspur Homes Limited
Cornhill Walk
Bury St Edmunds
drawing information

title: **PROPOSED GF PLAN, CAR PARKING**

status: **As indicated**
date: **12/10/16**
scale: **As indicated**
drawn: **LP**
chk'd: **SL**

job: **5378**
dwg: **1150**
rev: **LL**

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Existing Car Parking	Existing, retained
On Street Parking	8

Parking Allocation	Proposed
Undercroft Parking	16
External Parking	24
Disabled Parking	4
Electric Charging Point	4
Parking Total	48

Bicycles - Residential	168
Motorcycles	16
Bicycles - Retail	22

Ground Floor Commercial Space	
Existing	2233 m ²
Proposed	1636 m ²

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Existing parking spaces to be moved by 0.5-1m towards Brentgoval Street to allow for vehicle manoeuvre from the proposed loading bay

Shopfront

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Accommodation Schedule

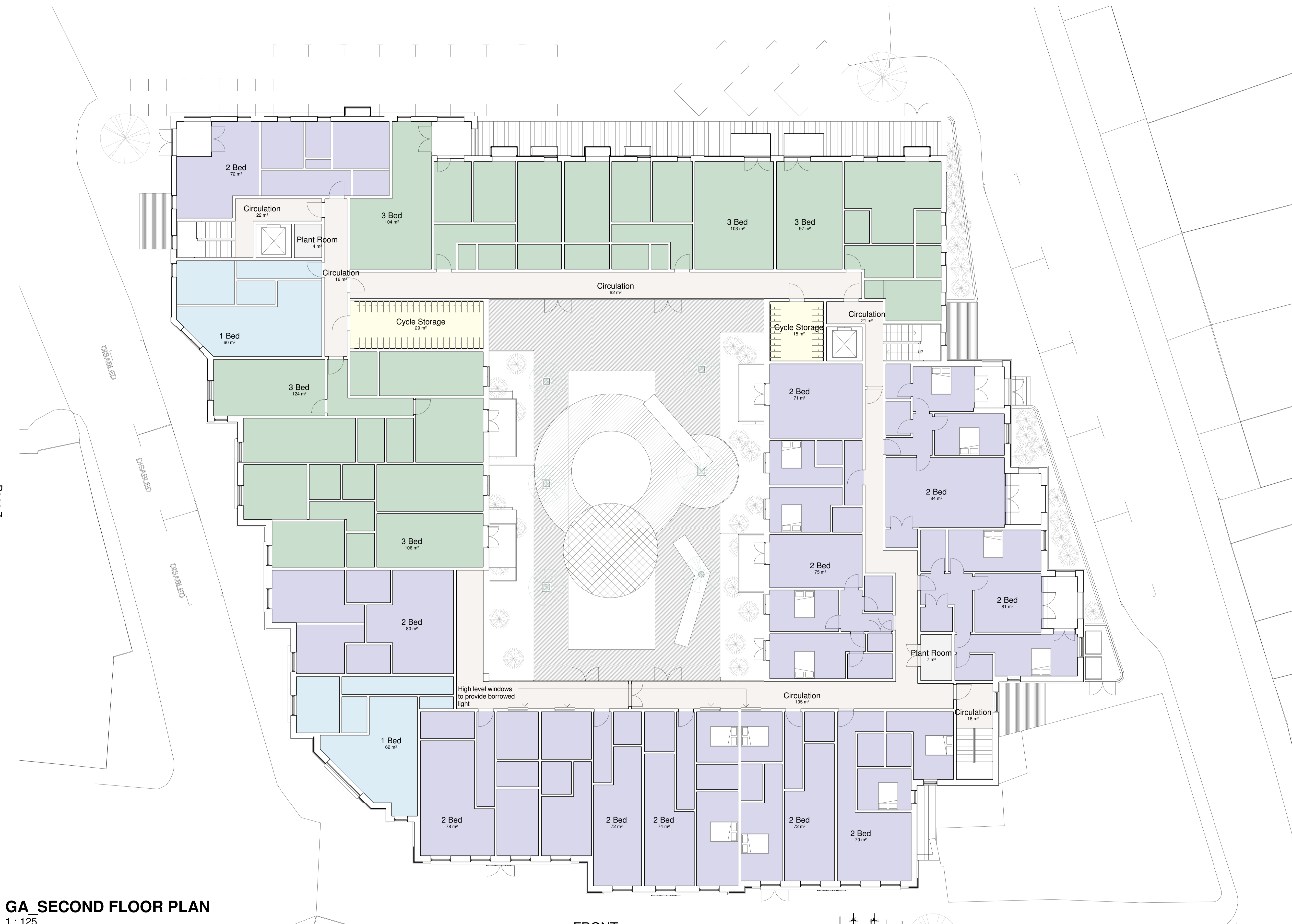
1 Bedroom	2
2 Bedroom	11
3 Bedroom	5
Second Floor Total	18
Cycles	60

- 1 Bed
- 2 Bed
- 3 Bed
- Circulation
- Cycle Storage
- Plant Room

1 Bed: 1p - min 39 m²; 2p - min 50 m²
 2 Bed: 3p - min 61 m²; 4 p - min 70 m²
 3 Bed: 4p - min 74 m²; 5p - min 86 m²

(Technical housing standards – nationally described space standard, 2015)

Page 7



GA SECOND FLOOR PLAN 1 : 125

FRONT

notes: 1. Apartment layouts to be revised.

revisions:	T	26/03/19	LP	Planning; second floor layout amended - total number of flats reduced to 48
	S	13/03/19	LP	First and second floor plans amended
	R	13/12/18	LP	Planning
	Q	25/07/18	LP	Amendments following planning comments
	P	15/02/18	LP	Planning
	O	24/01/18	SL	Accommodation Schedule amended
	N	01/12/17	SL	Plans and elevations revised
	M	09/11/17	SL	Layout revised
	L	07/11/17	SL	GF, FF, SF plans revised
	K	15/09/17	SL	Residential layout amended; South and North elevations revised

Knightspur Homes Limited
Cornhill Walk
 Bury St Edmunds
 drawing information

title: PROPOSED SF PLAN

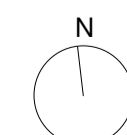
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Planning
 12/10/16
 1 : 125
 LP
 SL



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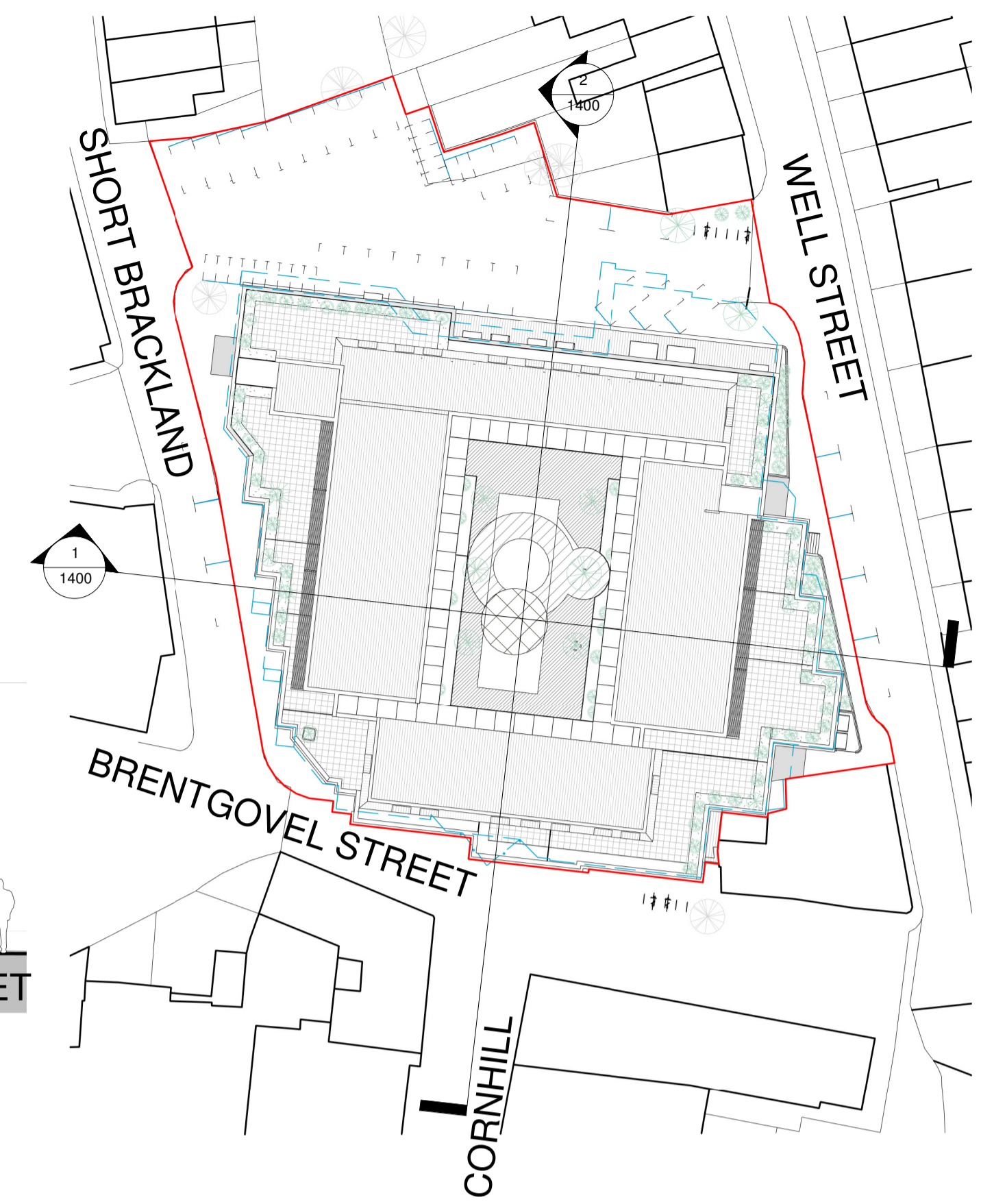
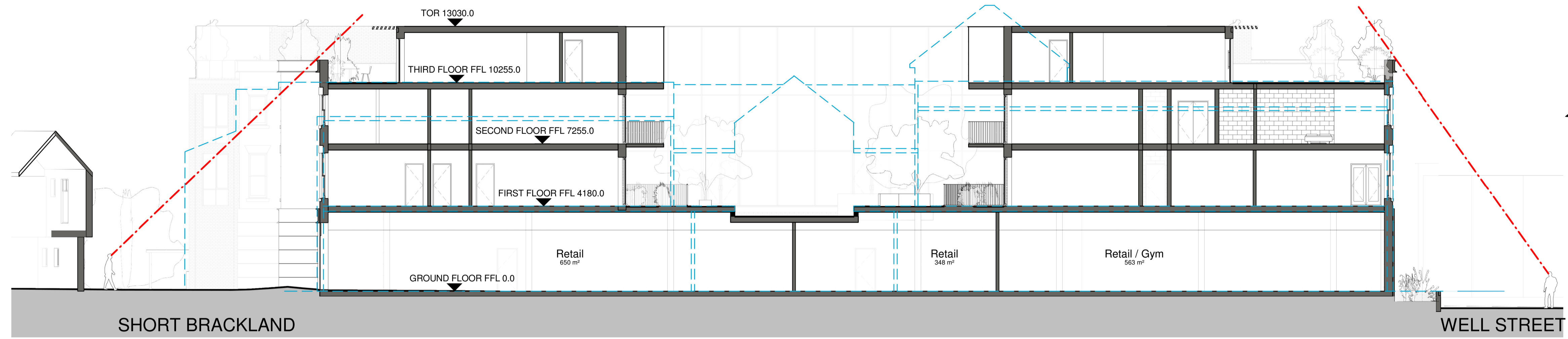
job: 5378 dwg: 1202 rev: T



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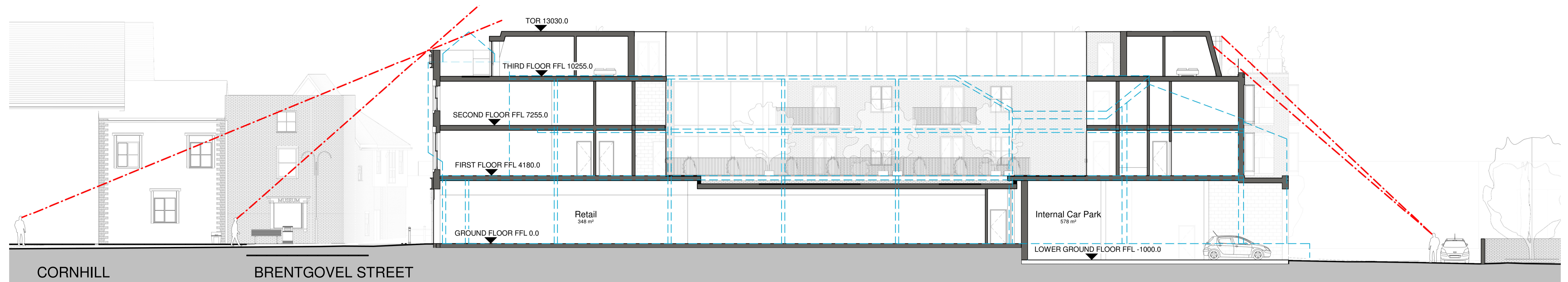
PROPOSED SECTION 1

1 : 125

LEGEND

1 : 500

Page 9



PROPOSED SECTION 2

1 : 125

- notes:
- - - - - Extent of existing building
 - . - . - Sight lines from street level

revisions:	D	26/03/19	LP	Planning; second floor layout amended - total number of flats reduced to 48
	C	18/03/19	LP	Planning - sight lines added
	B	13/12/18	LP	Planning
	A	15/02/18	LP	Planning

Knightspur Homes Limited
Cornhill Walk
 Bury St Edmunds
 drawing information



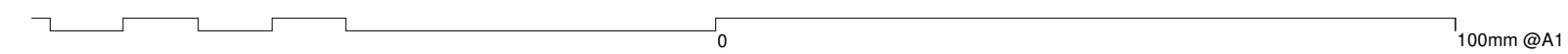
PROPOSED SECTIONS

status:
 date:
 scale:
 drawn:
 chkd:

Planning
 14/02/18
 As indicated
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 SL

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 dwg: 1400
 rev: D



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Development Control Committee

28 March 2019

Additional Supplement

Item 9 – DC/18/1147/FUL: Land adjacent to the Forge, The Street – Lidgate

Since publication of the Committee report and subsequent 'Late Papers' further correspondence has been received from the Parish Council as set out below, together with the attached report.

This item will be referenced as part of the Case Officer's presentation to the Committee meeting.

From: John Whitefield

Sent: 26 March 2019 22:05

To: Fosker, Edward

Subject: DC/18/1147/FUL: Land Adjacent to The Forge, The Street, Lidgate

Dear Sirs

Please find attached the latest archaeological report concerning the Lidgate Castle Pond/Mere produced by John Rainer of Suffolk Archaeology Field Group on Monday 25th March 2019.

This new report follows on site exploratory works that supports the existence of a mere which encompasses the proposed development site in the above application.

This report has also been sent to Historic England.

Please could this be circulated to the Planning Councillors ahead of the Development Control meeting of the 28th March 2019.

Yours sincerely

John Whitefield
Chairman Lidgate Parish Council
Ransomes Cottage
Bury Lane
Lidgate
Suffolk
CB8 9PX

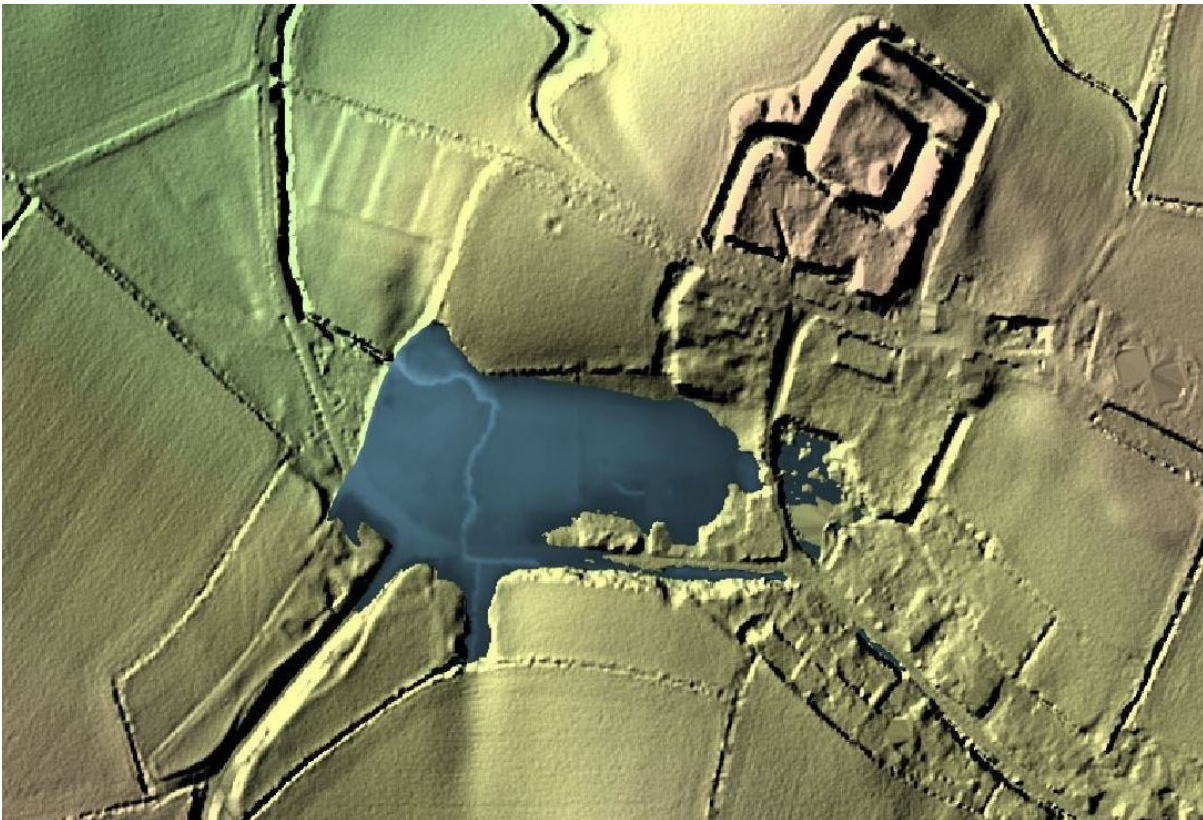
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THE LIDGATE CASTLE POND

Lidar analysis of the land to the south of Lidgate castle strongly suggests that the current pond once extended west beyond the causeway to create a much larger area of water. If so, part of this pond bank can be seen on the northern edge of today's meadow as an abrupt change of gradient.

What Lidar modelling does not show is just how far west the hypothesized pond would have extended. This is because the western dam has gone but there is a current low bank that is a good candidate for being its remnant. It would have once had to have been two metres higher along the valley base to provide a dam to fill the pond extent.

This proposed extent is shown below:



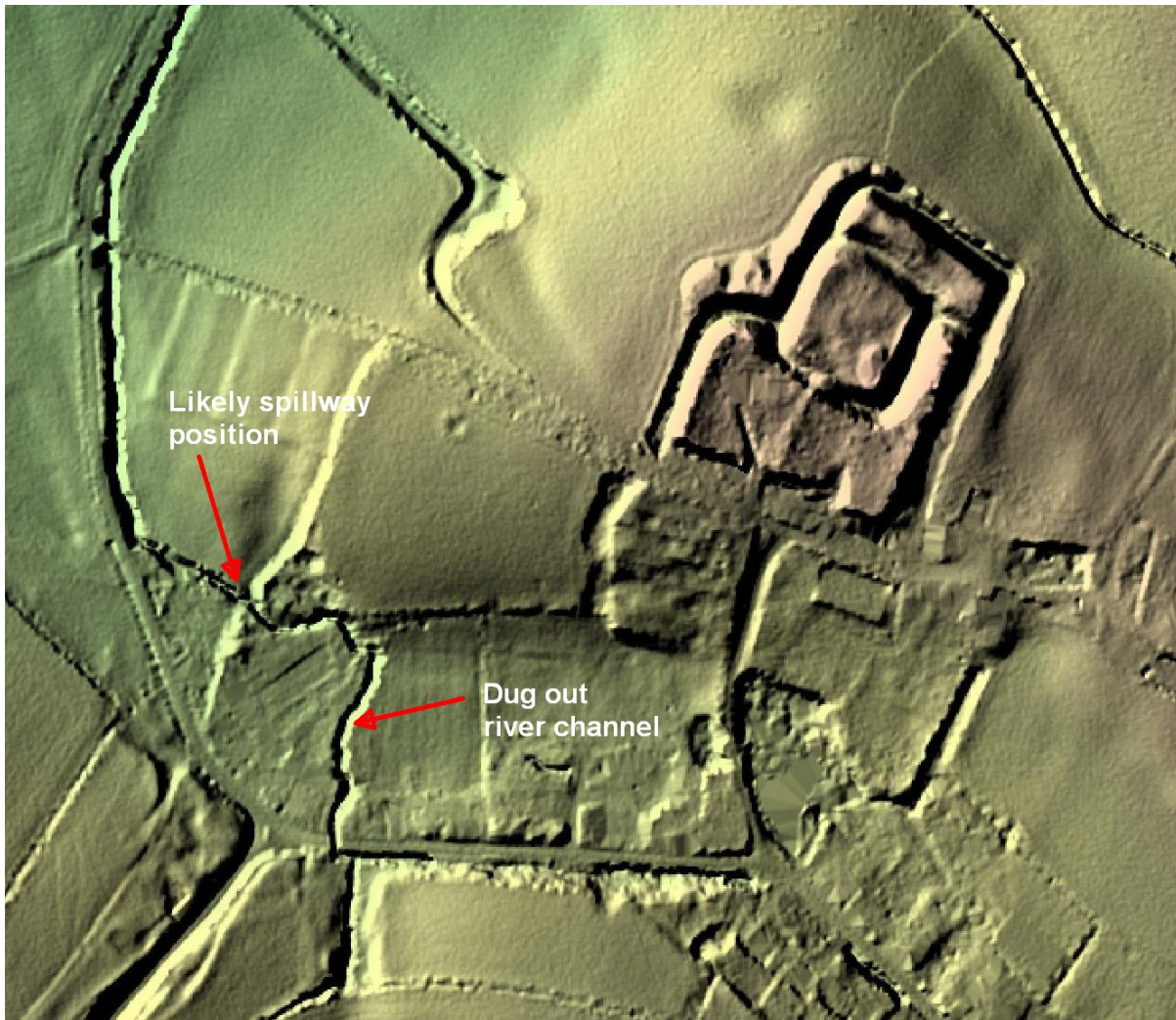
When medieval earth dams were drained or failed through lack of maintenance, the logical place for the drainage point would have been at the dam spillway, where water overflowed from the pond. Not only was this a weak point for failure but by deliberately lowering the dam level at this point, the water could safely drain away along the existing water course on the downstream side. A medieval 'pondcaster' was an expert in this rather dangerous task.

Once drained, though, there would have been a problem. The stream that once filled the pond at its edge would simply flow across the drained pond base. The channel it used to flow along before the dam was built would have gone and the pond base would simply become marsh.

To avoid this happening, a new river course could be dug across the pond base to take the river to the former spillway position. This would leave the former pond as a properly drained and fertile area.

If we look at the current river course at Lidgate, a channel goes across from the south and then heads north west to the bank. If it is a dug river course, it would be expected to head straight for the former spillway position as a simple economy of effort. That it does not do so but meanders to some extent was at first puzzling.

However, walking the river bed showed that there has been irregular land encroachment to enlarge gardens etc at various points. This may have forced the river course off a direct alignment in various places. There also may have been reclamation before the river course was dug that had to be avoided.



If today's bank was once a dam then it would be expected that the river channel would be different in character either side of it. On the former, eastern, pond side, the river should look like a dug channel. The dug channel may be anything up to a few hundred years old. The downstream, western, channel would effectively be for the river that flowed there when the pond existed, perhaps even long before that period. It would be much older and could look very different.

Furthermore, a dam spillway was effectively a waterfall. One might expect the downstream river course to have evidence of fast flowing water adjacent to the dam.

Such differences are exactly what are observed today. The river course east of the bank is square cut with a flat base of chalky nodules as per the two images below



As the river runs through the bank there is an abrupt change. The course is then irregularly v-shaped and hollowed out in places with a base that is also irregular and is consistent with fast water flow. It is very different in character to the other side of the bank.



This does not prove the bank was once higher and a dam but it is strong circumstantial evidence. Similar engineering works have been observed at Kelsale Medieval Park and within the boundary of Framlingham Castle's deer park. Furthermore, a far larger (than Lidgate's) medieval pond system has recently come to light at Hawkedon.

More support for the pond at Lidgate could be found by soil sampling either side of the bank as on the pond side there should be a silt layer absent from the downstream side.

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