

22<sup>nd</sup> April, 2008

Mr N J Ward  
Chief Planning Control Officer  
Natural and Built Environment Division  
Babergh District Council Corks Lane  
Hadleigh Ipswich  
Suffolk IP7 6SJ

**Urgent**

Dear Mr Ward,

**Brett Works Site, Hadleigh – Erection of a Supermarket – Associated Applications – B/08/00310/LBC and B/08/00309/CAC/FB – Alterations to the Iron Bridge and Demolition of Bridge House.**

1. The Society has commenced its work of assessing the above applications in order to enable it to submit representations to the Local Planning Authority aimed at helping it to make an informed decision. In carrying out the assessment a number of fundamental questions have arisen about the two proposals referred to above and these are set out below. I would welcome your answers to the questions at your earliest convenience to enable the Society to complete its work.

**B/08/00310/LBC**

2. In respect of this application there is a presumption that the listed structure, including the southern retaining wall shall remain as they are. The applicants have to justify their proposal in terms of its benefits to the listed structure. As part of such justification (which appears to only deal with the needs of a service road to facilitate access and egress to the applicant's proposed supermarket) I would have expected to see evidence of alternatives to those proposed having been considered. There does not appear to be any such information on alternatives.

The only material to justify the proposal appears to be a short two page report from Anthony Blee Consultancy dated February, 2008 and the completed Listed Building Consent application form which refers back to the Anthony Blee report.

3. Is there any material justifying this proposal which the Society has not seen? Are the LPA happy that a full assessment of the options of dealing with the implications of the service road in terms of the listed Iron Bridge has been undertaken? Are there other works associated with the implementation of the access road which might require further highway management works or measures which might impact on the listed iron bridge or its setting which are not shown on the applications related to this proposal in its entirety?

**B/08/00309/CAC/FB**

4. The proposal to demolish Bridge House needs to be considered against Government advice for such cases which is set out in Planning Policy Guidance Note 15 (PPG15). Paragraph 4.27 makes it clear that there is a general presumption in favour of retaining buildings which make a positive contribution to the character or appearance of a conservation area. Furthermore, the Secretary of State expects proposals to demolish buildings in a conservation area to be assessed against the same broad criteria as proposals to demolish listed buildings. This criterion is detailed in paragraph 3.19 but reference must also be made to paragraphs 3.16 to 3.19 inclusive of PPG15.
5. The applicants appear not to have complied with the need to justify the demolition proposal in accordance with PPG15. The demolition of Bridge House only appears to be justified in the report of Anthony Blee Consultancy. Such justification on initial assessment appears superficial and not comprehensive. The Society sees it as essential that the proposal to demolish is fully argued and justified so that it can be properly assessed and tested. This appears not to be happening in this case.

6. Is there any other material which the applicants have submitted or made available which establish the case for demolition of Bridge House other than the AB report? Given the contents and clear guidance of PPG15, will the LPA be applying the criterion of paragraph 3.19?  
Will the LPA be requesting the applicants submit material to enable an assessment under paragraph 3.19 to be undertaken?
7. Given that Bridge House is owned by Babergh District Council can you please clarify the procedure for the processing and determination of this particular application. Will the final decision be made by the Secretary of State?
8. I look forward to the above questions being answered and to subsequently submitting the Society's comments on the proposals.

Yours sincerely

Richard Ward DipTP MRTPI  
Director

Cc Tim Yeo MP  
Cc John Ette, English Heritage  
Cc Hadleigh Town Council  
Cc Hadleigh Society  
Cc John Bloomfield  
Cc Brian Morton