

Public Document Pack



DEVELOPMENT CONTROL COMMITTEE B

DATE **Wednesday 21 December 2016**

PLACE **Council Chamber, Council**
 Offices, High Street, Needham
 Market

TIME **9:30 am**

Contact: Committee Services
Direct Line: 01449 724673/81
Fax Number: 01449 724696
E-mail:committees@baberghmidsuffolk.gov.uk

13 December 2016

The Council, members of the public and the press may record/film/photograph or broadcast this meeting when the public and press are not lawfully excluded. Any member of the public who attends a meeting and objects to being filmed should advise the Committee Clerk.

A G E N D A

1. Apologies for absence/substitutions
2. To receive any declarations of pecuniary or non-pecuniary interest by Members
3. Declarations of lobbying
4. Declarations of personal site visits
5. Confirmation of the minutes of the meeting held on 23 November 2016

Report SA/24/16 Pages A to E

6. To receive notification of petitions in accordance with the Council's Petition Scheme
7. Questions from the public

The Chairman to answer any questions from the public of which notice has been given no later than midday five clear working days before the day of the meeting in accordance with Committee and Sub-Committee Procedure Rule 7.

8. Questions from Councillors

The Chairman to answer any questions on any matter in relation to which the Council has powers or duties which affects the District and which falls within the terms of reference of the Committee, of which due notice has been given no later than midday three clear working days before the day of the meeting in accordance with Committee and Sub-Committee Procedure Rule 8.

Note: The Chairman may change the listed order of items to accommodate visiting Ward Members and members of the public.

10. Site Inspection

Note: Should a site inspection be required for any of the applications this will be held on Wednesday, 4 January 2017 (exact time to be given). The Committee will reconvene after the site inspection at 12:00 noon in the Council Chamber.

Would Members please retain the relevant papers for use at that meeting.

Notes:

1. The Council has adopted a Charter on Public Speaking at Planning Committee. A link to the Charter is provided below:

<http://www.midsuffolk.gov.uk/assets/UploadsMSDC/Organisation/Democratic-Services/Constitution/Other-Links/Charter-on-Public-Speaking-at-Planning-Committee.pdf>

Those persons wishing to speak on a particular application should arrive in the Council Chamber early and make themselves known to the Officers. They will then be invited by the Chairman to speak when the relevant item is under consideration. This will be done in the following order:

- Parish Clerk or Parish Councillor representing the Council in which the application site is located
- Objectors
- Supporters
- The applicant or professional agent / representative

Public speakers in each capacity will normally be allowed 3 minutes to speak.

2. Ward Members attending meetings of Development Control Committees and Planning Referrals Committee may take the opportunity to exercise their speaking rights but are not entitled to vote on any matter which relates to his/her ward.

Val Last
Governance Support Officer

Members:

Councillor Kathie Guthrie – Chairman – Conservative and Independent Group

Councillor Roy Barker – Vice-Chairman – Conservative and Independent Group

Conservative and Independent Group

Councillors: Julie Flatman
Jessica Fleming
Barry Humphreys MBE
John Levantis
Dave Muller
Jane Storey

Green Group

Councillor: Keith Welham

Liberal Democrat Group

Councillor: Mike Norris

Substitutes

Members can select a substitute from any Member of the Council providing they have undertaken the annual planning training

Ward Members

Ward Members have the right to speak but not to vote on issues within their Wards

Mid Suffolk District Council

Vision

“We will work to ensure that the economy, environment and communities of Mid Suffolk continue to thrive and achieve their full potential.”

Strategic Priorities 2016 – 2020

1. Economy and Environment

Lead and shape the local economy by promoting and helping to deliver sustainable economic growth which is balanced with respect for wildlife, heritage and the natural and built environment

2. Housing

Ensure that there are enough good quality, environmentally efficient and cost effective homes with the appropriate tenures and in the right locations

3. Strong and Healthy Communities

Encourage and support individuals and communities to be self-sufficient, strong, healthy and safe

Strategic Outcomes

Housing Delivery – More of the right type of homes, of the right tenure in the right place

Business growth and increased productivity – Encourage development of employment sites and other business growth, of the right type, in the right place and encourage investment in infrastructure, skills and innovation in order to increase productivity

Community capacity building and engagement – All communities are thriving, growing, healthy, active and self-sufficient

An enabled and efficient organisation – The right people, doing the right things, in the right way, at the right time, for the right reasons

Assets and investment – Improved achievement of strategic priorities and greater income generation through use of new and existing assets ('Profit for Purpose')

Agenda Item 5

SA/24/16

MID SUFFOLK DISTRICT COUNCIL

Minutes of the meeting of the **DEVELOPMENT CONTROL COMMITTEE B** held at the Council Offices, Needham Market on Wednesday 23 November 2016 at 09:30 am

PRESENT: Councillor Kathie Guthrie – Chairman – Conservative and Independent Group
Councillor Roy Barker – Vice-Chairman – Conservative and Independent Group

Conservative and Independent Group

Councillor: Julie Flatman
Derrick Haley*
Barry Humphreys MBE
John Levantis
Dave Muller

Green Group

Councillor: Keith Welham

Liberal Democrat Group

Councillor: Mike Norris

Denotes substitute *

In attendance: Senior Development Management Planning Officer (JPG)
Senior Planning Officer (GW)
Planning Officer (LW)
Governance Support Officers (VL/GB)

SA110 APOLOGIES FOR ABSENCE/SUBSTITUTIONS

Councillor Derrick Haley was substituting for Councillor Jane Storey. An apology for absence was received from Councillor Jessica Fleming.

SA111 DECLARATIONS OF PECUNIARY/NON-PECUNIARY INTEREST

Councillor Roy Barker declared a non-pecuniary interest in relation to Application 3270/16 by reason of using local amenities in a private capacity.

SA112 DECLARATIONS OF LOBBYING

There were no declarations of lobbying.

SA113 DECLARATIONS OF PERSONAL SITE VISITS

There were no declarations of personal site visits.

SA114 MINUTES

The Minutes of the meeting held on 28 September 2016 were confirmed and signed as a correct record.

SA115 TO RECEIVE NOTIFICATION OF PETITIONS IN ACCORDANCE WITH THE COUNCIL'S PETITION PROCEDURE

None received.

SA116 QUESTIONS FROM MEMBERS

None received.

SA117 SCHEDULE OF PLANNING APPLICATIONS

Application Number	Representations from
3270/16	Richard Peaty (Parish Council) Paul Gibbons (Objector) Phil Cobbold (Agent for the Applicant)
3146/16	Allan Fowler (Objector) Phil Cobbold (Agent for the Applicant)

Item 1

Application Proposal	4071/16 Variation of Condition 5 following grant of planning permission 0958/16
Site Location Applicant	STOWMARKET – 9 Finborough Road, IP14 1PN Mr Netton

Application 4071/16 had been withdrawn by the Applicant prior to commencement of the meeting.

Item 2

Application Proposal	3270/16 Application for Outline Planning Permission for residential development, associated highway, car parking and open space including access and layout
Site Location Applicant	BACTON – Land adjacent Wyverstone Road, IP14 4LH Laurence Homes (Eastern) Ltd

Following the Officer presentation, the meeting was adjourned briefly to allow a latecomer who wished to speak as Objector to discuss speaking arrangements with the registered objector. The parties agreed that a single speaker would represent the objectors.

Richard Peaty, speaking on behalf of the Parish Council, commented that access routes to the school, pub and other local amenities could be hazardous as the footpath crossed the highway in various places and asked if consideration could be given to a condition requesting a contribution for footpath improvements.

Paul Gibbons objected to the proposal on the grounds of perceived high density of the proposal, high housing growth in Bacton, lack of capacity at the local doctors' surgery and school, potential effect on the wildlife and adverse impact on the countryside landscape of Bacton. In accordance with the Council's Charter on Public Speaking at Planning Committee, Mr Gibbons responded to questions put to him by Members, including in relation to the evidence quoted in his representation.

The meeting was then adjourned between 10:00 am and 10:10 am to resolve a matter of public disturbance in the Council Chamber.

The meeting continued and the opportunity for Mr Gibbons to add further comments was provided given the previous interruption and a further opportunity for questions from Members was also provided. Mr Gibbons referred to visual impact of the proposal and Members had no further questions

Phil Cobbold, speaking on behalf of the Applicant, commented that the proposal was a result of the pre-application advice. It would be in a sustainable location and address housing shortage in the local area. In accordance with the Council's Charter on Public Speaking at Planning Committee, Mr Cobbold responded to questions put to him by Members on related matters, including in relation to the attenuation pond, the proposal layout and affordable homes.

Officers clarified matters raised by the Objector, including in relation to the proposed density. Officers also highlighted all footpaths and crossing points available between the site and local services, including shop, school, pub and garage.

Councillor Jill Wilshaw, Ward Member for Bacton and Old Newton, commenting in writing, asked Members to consider building bungalows along the part of the proposed development that would border with the existing bungalows in Earlsbrook in order to preserve their privacy. Councillor Wilshaw also highlighted the points raised by local residents and asked that they be mitigated as far as possible.

During the debate that ensued Members considered the comments received from the statutory consultees. Members agreed that the proposal was in a sustainable location and would provide much-needed housing. Members also asked that at the Reserved Matters stage consideration be given to the proposed dwellings neighbouring the existing bungalows in Earlsbrook also being bungalows in order to protect residential amenity. Members also asked that when it comes to agreeing Reserved Matters due consideration be given to building one and two-bedroom dwellings allocated for affordable housing.

While Members sympathised with the views of those objecting to the proposal, they considered that on balance the Outline Application was acceptable and would provide much-needed housing. A motion to approve the Officer recommendations was then moved by Councillor Barry Humphreys and seconded by Councillor Roy Barker.

By a unanimous vote

Decision –

- (1) **Subject to the prior agreement of a Section 106 Planning Obligation on appropriate terms to the satisfaction of the Professional Lead – Growth and Sustainable Planning to secure**
- 35% Affordable housing
- (2) **That the Professional Lead – Growth and Sustainable Planning be authorised to grant Outline Planning Permission subject to conditions including:**
- Time limit
 - Reserved matters
 - Approved plans
 - Fire hydrants
 - Archaeology scheme and implementation
 - Land contamination strategy and remediation
 - Soft landscape masterplan
 - Design code
 - Soft landscaping
 - Hard landscaping
 - External lighting
 - Tree protection
 - Foul water strategy to be agreed
 - Estate roads and footpaths to be agreed
 - Carriageway and footway prior to occupation
 - Manoeuvring and parking of vehicles provided
 - Prior to access being constructed the ditch beneath shall be piped or bridged, details to be agreed
 - Surface water drainage scheme to be agreed
 - Details of implementation, maintenance and management of surface water drainage to be agreed
 - Details of all Sustainable Urban Drainage System components and piped networks have been agreed
 - Construction surface water management plan to be agreed
 - Construction management including working hours to be agreed
- (3) **That in the event of the Planning Obligation referred to in Resolution (1) above not being secured that the Professional Lead – Growth and Sustainable Planning be authorised to refuse planning permission on appropriate grounds.**

Item 3

Application	3146/16
Proposal	Erection of a detached dwelling, formation of parking area and vehicular access
Site Location	CODDENHAM – Land at Orchard Way, School Road, IP6 9PS
Applicant	Mrs T Simpson

Following a presentation with photographs by the Planning Officer, Senior Development Management Planning Officer advised that the site plan, as provided by the Council, on page 91 in Report SA/23/16 should be disregarded. The location plan provided by Moss Architectural Design on page 92 was the amended plan to take into consideration.

Allan Fowler, speaking as an Objector, referred to a potential effect of the proposal on the local highway and parking matters, loss of the bank and hedge and effect on the residential amenity by way of overlooking. Mr Fowler asked Members to consider visiting the site in order to assess the potential implications arising from the proposed development.

Phil Cobbold, speaking on behalf of the Applicant, commented that the proposed development would be in keeping with the setting and cause no harm to heritage assets. He also commented that the proposal site was within a 20 mph zone and would have no adverse effect in terms of highway matters.

During the debate Members considered that the proposed design was acceptable but the highways matters should be assessed in more detail, taking into account the road layout, proposed parking and vehicle turning layout. Following further clarification by Senior Development Management Planning Officer, Members considered that a site visit would allow them to assess the highways matters and a motion for a site inspection was moved by Councillor Derrick Haley and seconded by Councillor Kathie Guthrie. Members asked that a Highways Officer be present at the reconvened Committee meeting to respond to Members' questions.

By 8 votes to 1

Decision – That a site inspection be held on a date to be confirmed. Further that a Highways Officer be requested to attend a subsequent Committee meeting in order to respond to Members' questions.

Note: Following Officer presentation on Application 3270/16, the meeting was adjourned briefly in order to allow the objectors to discuss and decide on speaking arrangements.

The meeting was adjourned between 10:00 am and 10:10 am to resolve a matter of public disturbance in the Council Chamber.

The business of the meeting concluded at 11:15 am.

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Chairman

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SA/25/16

MID SUFFOLK DISTRICT COUNCIL

DEVELOPMENT CONTROL COMMITTEE B MEETING 21 DECEMBER 2016

SCHEDULE OF APPLICATIONS FOR DETERMINATION BY THE COMMITTEE

Item	Ref No.	Location And Proposal	Ward Member	Officer	Page No.
1.	2194/16	Erection of two detached dwellings with garages. Extension to graveyard and provision of nature garden for primary school - Land on the west side of, Rising Sun Hill, Rattlesden IP30 0RL	Mrs Otton	SB	1-36
2.	4114/16	Erection of detached dwelling – Little London Farm, Wetherden IP14 3LQ	Ms Eburne	LW	37-57
3.	4335/16	Erection of five dwellings with garages - Land to the south east of Buff Rise, Rising Sun Hill, Rattlesden IP30 0RL	Mrs Otton	SES	58-83

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MID SUFFOLK DISTRICT COUNCIL
DEVELOPMENT CONTROL COMMITTEE - 21 December 2016

AGENDA ITEM NO	1
APPLICATION NO	2194/16
PROPOSAL	Erection of two detached dwellings with garages. Extension to graveyard and provision of nature garden for primary school
SITE LOCATION	Land on the west side of, Rising Sun Hill, Rattlesden IP30 0RL
SITE AREA (Ha)	0.58
APPLICANT	Messrs Clarke & Tasker
RECEIVED	May 10, 2016
EXPIRY DATE	August 11, 2016

REASONS FOR REFERENCE TO COMMITTEE

The application is referred to committee for the following reason :

The applicant's agent is currently employed by the Local Authority on a consultancy basis.

PRE-APPLICATION ADVICE

1. None

SITE AND SURROUNDINGS

2. The site lies in the south west corner of the village of Rattlesden, in the Conservation Area, but abutting the Settlement Boundary to the north. The land slopes upwards to the south away from the river valley. The site is also identified as a Visually Important Open Space.

The northern site boundary abuts the Telephone Exchange building and cemetery attached to the Baptist Chapel.

A public footpath runs along part of the northern boundary and continues along the western site boundary. The site boundaries are marked by hedges and trees, with those to Rising Sun Hill being of particular significance.

HISTORY

3. The planning history relevant to the application site is:

A - Ash, Field Maple, Hawthorn, Raise No Objection

0054/91/OL

2

Hazel Nut Coppice, Elm and 10/08/2015
 Crab Apple - Crown lift canopies
 up to 4.0m from ground level.
 B - Elm Trees - Fell
 C - Hawthorn Bush - Removal
 D - Hazel Nut Stub / Coppice -
 Removal
 E - Field Maple - Removal
 F - Overhanging Ash - Removal

RESIDENTIAL DEVELOPMENT	Refused	0391/89/OL
OF FIVE DWELLINGS WITH	08/07/1991	
NEW VEHICULAR ACCESS		

ERECTION OF 18 FLATS IN 3	Refused	0043/79/OL
TWO STOREY BLOCKS ON	22/11/1989	
0.39 HECTARES AND		
CONSTRUCTION OF		
VEHICULAR ACCESS AND		
ACCESS ROADS		

Residential development 1 1/4	Refused
acres and construction of access	05/06/1979

PROPOSAL

4. To erect two detached dwellings with detached garages.
 The applicants are two local families who are related to each other and have also offered as part of the application an area of the site as an extension to the adjacent graveyard, and an area as a nature garden for the primary school.

The property proposed on plot 1 is part single storey and part two storey and provides four bedrooms. The proposed materials are a mix of boarding and brick with slate and clay pantiles for the roof. The dwelling proposed on plot 2 is also a four bedroom house of a traditional appearance, rendered with clay pantiles and a boarded, single storey element to part of the family room.

The application proposes a new joint vehicular access from Rising Sun Hill.

POLICY

5. **Planning Policy Guidance**

See Appendix below.

CONSULTATIONS

6. **Rattlesden Parish Council** -Support the application.

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MSDC Environmental Health (Land Contamination) - No objection to the proposed development from the perspective of land contamination. I would only request that we are contacted in the event of unexpected ground conditions being encountered during construction and that the developer is made aware that the responsibility for the safe development of the site lies with them.

MSDC Heritage Team -

Does not object to the proposal.

This site is located at the southwestern corner of the settlement, and its southern and western boundaries form the conservation area (CA) boundary. The land is defined as meadow, though the historic OS maps do not define or contain the land. There has certainly been no development on the land since the later C19th.

The proposed development is for two dwellings of a 'traditional appearance and scale, with suitably articulated outbuildings. The conservation issues relate to the possible impact of the development on the character and appearance of this part of the CA.

However, given the scale of the site, and the restrained nature of the development, the visual impact on the character of the CA will be limited. Of course, the open nature of the land will be compromised, despite the assertion of the planning agent who states: 'The character of the 'Green Area', of course, is enhanced by the existing boundary planting and our scheme will look to retain and reinforce this'.

There is however one issue with the design. The property at plot 2 appears to face into the driveway in its north elevation but on its eastern elevation the symmetry appears rather contrived, as though it were also trying to be a facade. Traditionally, gable ends - which are effectively side elevations, and therefore of less architectural and social significance - are blank, or at least feature fewer openings than the formal front.

Nevertheless, on balance while the impact of the development on the character is notable, it does not negatively affect it. The heritage team therefore does not object to the proposal, as it is considered to accord with the principles of the LBA, the NPPF and the Local Plan.

Recommend Conditions :

Sample of all external cladding materials to all structures on the site (to include walls, rainwater goods, roofs.)

Further information required regarding boundary structures between dwellings and to edge of cemetery and nature area (if applicable) at 1:2 and 1:10 as appropriate.

Detailed joinery sections for all windows and external doors at 1:2 and 1:10 as appropriate.

Detailed sections for all eaves and verges at 1:20

Sample of driveway surfacing

Environment Agency - Have considered the submitted information. No objection.

Ramblers - Although footpath no's 58 & 21 skirt this plot ones enjoyment

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will
not be greatly affected by this proposed development.

SCC Archaeological Service - No grounds to consider refusal.
Recommend conditions relating to investigation and assessment.

SCC Flood & Water Management -

Is a statutory consultee under the Town and County Planning Act for major applications only but this is a minor application .

The Local Planning Authority should be mindful that the application complies with national & local policy plus best practise and guidance in relation to flood risk and surface water drainage.

SCC Highways - Recommend conditions relating to visibility and layout of access.

SCC Landscape Officer - (Summarised)

In terms of landscape and visual impact the application should be **refused**.

The following reasons apply:

- 1) The proposal is contrary to policy SB3.
- 2) The development of the site as proposed will not retain the open character of the site and therefore the function of the VIOS designation and the contribution it makes to the village, and the Conservation Area, will be lost.
- 3) Severance and partial loss of an 'important' hedgerow (1997 Hedgerows Regulations) and the resulting visual impact.
- 4) In addition I note that Section 72 of the Planning (Listed buildings and Conservation Areas) Act 1990 requires that LPAs pay special attention to the desirability of preserving or enhancing the character or appearance of a conservation area. I suggest it is unlikely that the proposal to build on this piece of land will preserve or enhance the landscape character of the locality or the setting of the Conservation Area.

Should MSDC be satisfied that exceptional circumstances exist, such that they are minded to make an exception to policy in this location, comprehensive reserved matters conditions controlling the detailed architectural, hard and soft landscape, details of levels and grading/retaining structures, boundary treatment, refuse collection and lighting would need to be placed on any consent. The removal of some permitted development rights is also likely to be appropriate to prevent garden and ancillary structures being placed within the upper areas of the gardens where they would be more prominent.
I have made this recommendation having due regard for the character and sensitivity of the site and surrounding landscape and in particular, Policy CS5 and saved policy SB3.

The field was designated as a Visually Important Open Space (VIOS) within the MSDC Local Plan adopted in 1998. The retained policy SB3 relating to Visually Important Open Space applies.

The site in its undeveloped form makes a significant positive contribution to the landscape quality and character of the settlement and the Conservation area. The open rising field with its boundary hedgerows and trees is visible from various locations within the village. In particular there are views of the field, with the mature roadside hedgerow and large ancient ash tree on the south west corner of the site rising up in the view from both Low Road and The High Street.

The proposal to develop two properties on the field will cause some irreversible landscape and visual impacts. These have largely been identified in the Landscape Appraisal submitted with the application. The proposed design has aimed to reflect local Suffolk vernacular character and appear as a farmhouse and related barns. Both properties will however be visible due to the nature of the topography and boundary vegetation. Views into the development will be readily obtained through the southern fragmented hedge boundary, from the public right of way and from the road through the hedge (in winter months) and through the development access. Due to the sloping land there will be an element of cut and fill required to accommodate the properties with the associated driveways, turning and parking areas.

Acknowledges the content of the submitted Landscape Appraisal but advises that the range of viewpoints and assessment is restricted.

LOCAL AND THIRD PARTY REPRESENTATIONS

7. This is a summary of the representations received.
- Will provide housing for two local families and will benefit the chapel and the school. The nature area will increase the biodiversity of the site.
 - Concern expressed over drainage in the area which is prone to flooding when the river overflows. Hard surfacing may increase this. Additional traffic onto Rising Sun Hill where there is a blind junction onto London Road. Improved visibility to the left and the need for a safe crossing for the children should be addressed.
 - Construction vehicles and storage should be kept on the site.
 - Having the nature area for the school in close proximity will save money on transport and help with the curriculum.
 - The overgrown site would be enhanced by the erection of two elegant properties in keeping with the area.
 - There may not be sufficient safeguards to prevent over-development in the future.

ASSESSMENT

8. Principle of development

Rattlesden is Key Service Centre as defined in the Core Strategy. This makes it a main focus for development.

The site is outside, but abutting the settlement boundary and its development would normally be considered contrary to policy. As Members are aware, the Council currently has a shortfall in the five year supply of housing land. In such circumstances, where the Council's adopted policies for the supply of housing cannot be considered up of date, sites which otherwise may not have been supported for development but which are considered reasonably well located in relation to sustainable settlements can be viewed more positively.

The NPPF provides a presumption in favour of sustainable development which by definition has economic, social and environmental dimensions.

Impact on Conservation Area and Visually Important Open Space.

The site is within the Rattlesden Conservation Area, although it was not included at the time of the 1998 Local Plan. It is also a Visually Important Open Space.

The Heritage consultation response looks at the scale of the site and the nature of the development and advises that the visual impact on the Conservation Area will be limited and does not negatively affect it. Further information relating to materials, boundary treatments and design details could be conditioned. Taking into account the guidance contained in the NPPF and the aim to conserve and enhance the historic environment (Section 12) the proposal is considered to lead to less than substantial harm to the significance of the Conservation Area and the public benefits of the proposal should also be taken into account. In this instance there will be some small scale benefit arising from the addition to the housing stock, and the provision of land for the cemetery and school nature area.

The County Landscape Officer has expressed concerns over the proposal which will not retain the open character of the site, the function of the VIOS and the contribution to the village and Conservation Area. However, recent appeal decisions have highlighted that policies which seek to restrict development and protect the local environment cannot be considered up to date as the District does not have a five year housing supply. The NPPF identifies designated heritage assets such as Conservation Areas as locations where development should continue to be restricted.

Design and layout.

The proposed dwellings are of a traditional 'additive' form of an appearance and materials which are appropriate to this location within the conservation area. Further details could be conditioned should the application be approved.

The layout of two dwellings set within their own plots does not raise issues of overlooking or impact on residential amenity.

Highways

SCC Highways have recommended conditions relating to visibility and layout of the access and have found the proposal to be acceptable.

Ecological considerations

Overall the site has been assessed as being of low ecological value. To

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enhance the biodiversity of the site conditions could be attached to provide bat and bird nesting boxes.

Conclusion

On balance the proposal is considered to be acceptable as an addition to the housing stock. The Heritage response implies less than substantial harm to the Conservation Area and the proposal also brings forward public benefits in the form of the graveyard and nature garden, which are considered to outweigh the harm to the Conservation Area.

RECOMMENDATION

That Full Planning Permission be granted subject to the following conditions:

- **Standard time limit**
- **To be in accordance with submitted documents**
- **Highway conditions**
- **Landscaping/boundary details and details of changes in ground levels**
- **Details of materials**
- **Details of joinery - windows and doors, eaves and verges**
- **Archaeology investigation and assessment**
- **Removal of permitted development rights for garden structures**

Philip Isbell
Professional Lead - Growth & Sustainable Planning

Sian Bunbury
Planning Officer

APPENDIX A - PLANNING POLICIES

1. Mid Suffolk Core Strategy Development Plan Document and the Core Strategy Focused Review

Cor4 - CS4 Adapting to Climate Change
Cor5 - CS5 Mid Suffolks Environment
Cor1 - CS1 Settlement Hierarchy
Cor2 - CS2 Development in the Countryside & Countryside Villages
CSFR-FC1 - PRESUMPTION IN FAVOUR OF SUSTAINABLE DEVELOPMENT
CSFR-FC1.1 - MID SUFFOLK APPROACH TO DELIVERING SUSTAINABLE DEVELOPMENT

2. Mid Suffolk Local Plan

SB3 - RETAINING VISUALLY IMPORTANT OPEN SPACES
RT12 - FOOTPATHS AND BRIDLEWAYS
GP1 - DESIGN AND LAYOUT OF DEVELOPMENT
CL8 - PROTECTING WILDLIFE HABITATS

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SC4 - PROTECTION OF GROUNDWATER SUPPLIES

HB8 - SAFEGUARDING THE CHARACTER OF CONSERVATION AREAS

3. **Planning Policy Statements, Circulars & Other policy**

NPPF - National Planning Policy Framework

APPENDIX B - NEIGHBOUR REPRESENTATIONS

Letter(s) of representation(s) have been received from a total of **15** interested party(ies).

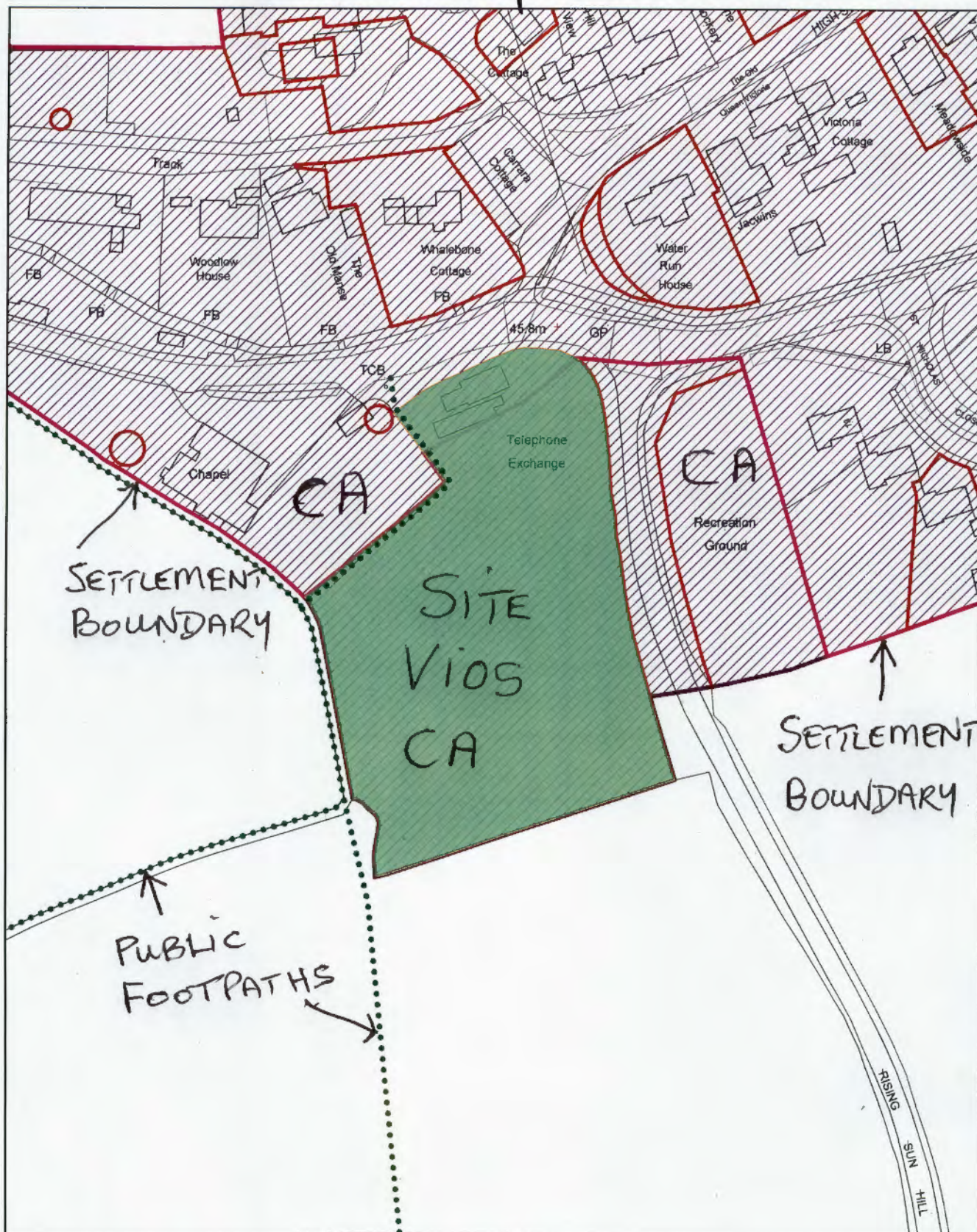
The following people **objected** to the application

The following people **supported** the application:

[REDACTED]

The following people **commented** on the application:

[REDACTED]



Title: Committee Site Plan

Reference: 2194/16

Site: Land at Rising Sun Hill

Rattlesden Hatched C/Area. Shaded Site & VIOS. Site adj LP Settlement Area. F/P



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



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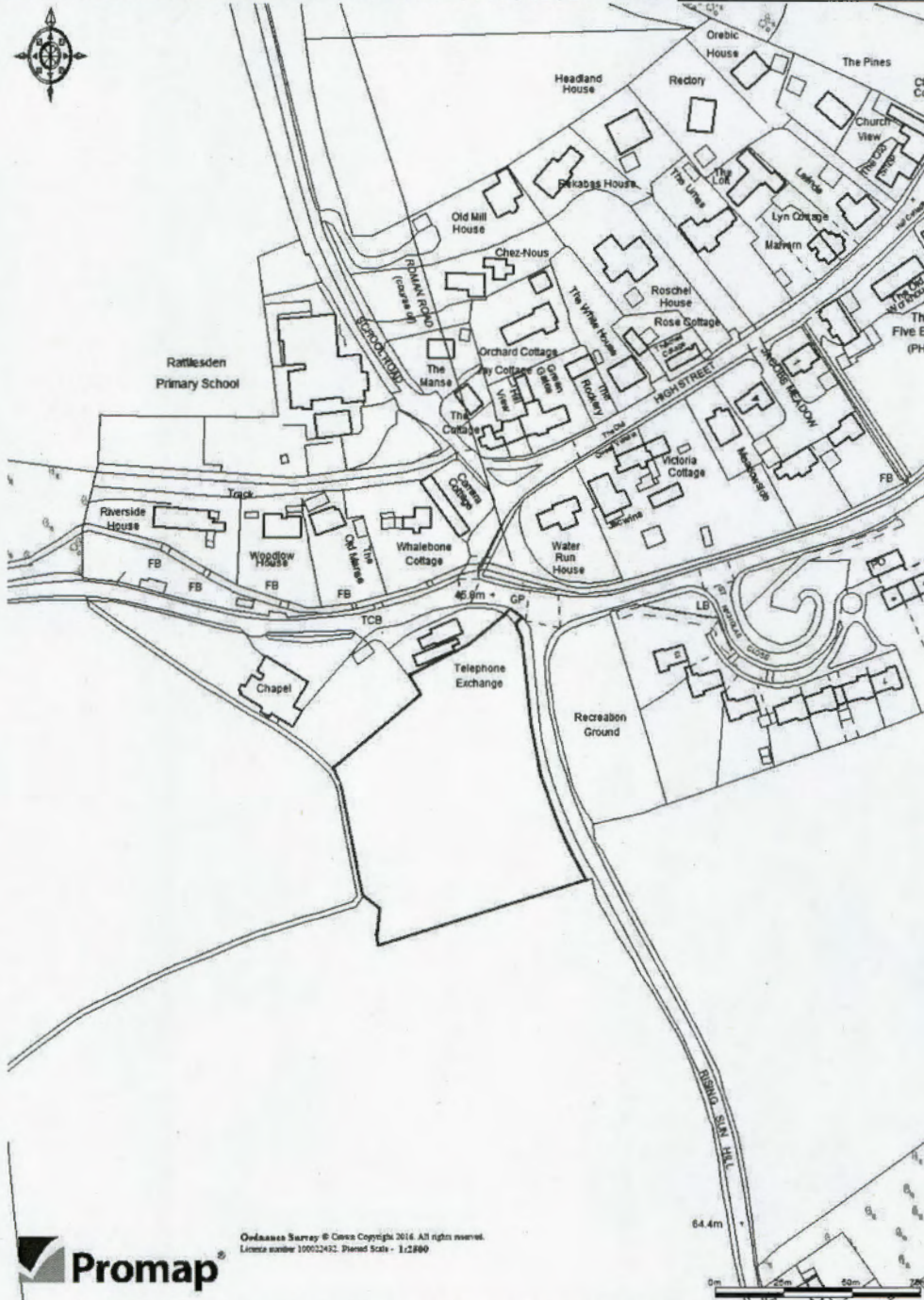
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PHIL COBBOLD

PLANNING LTD

42 BEATRICE AVENUE FELIXSTOWE IP119HB Tel: 07775962514 Email: philipcobbold@btinternet.com



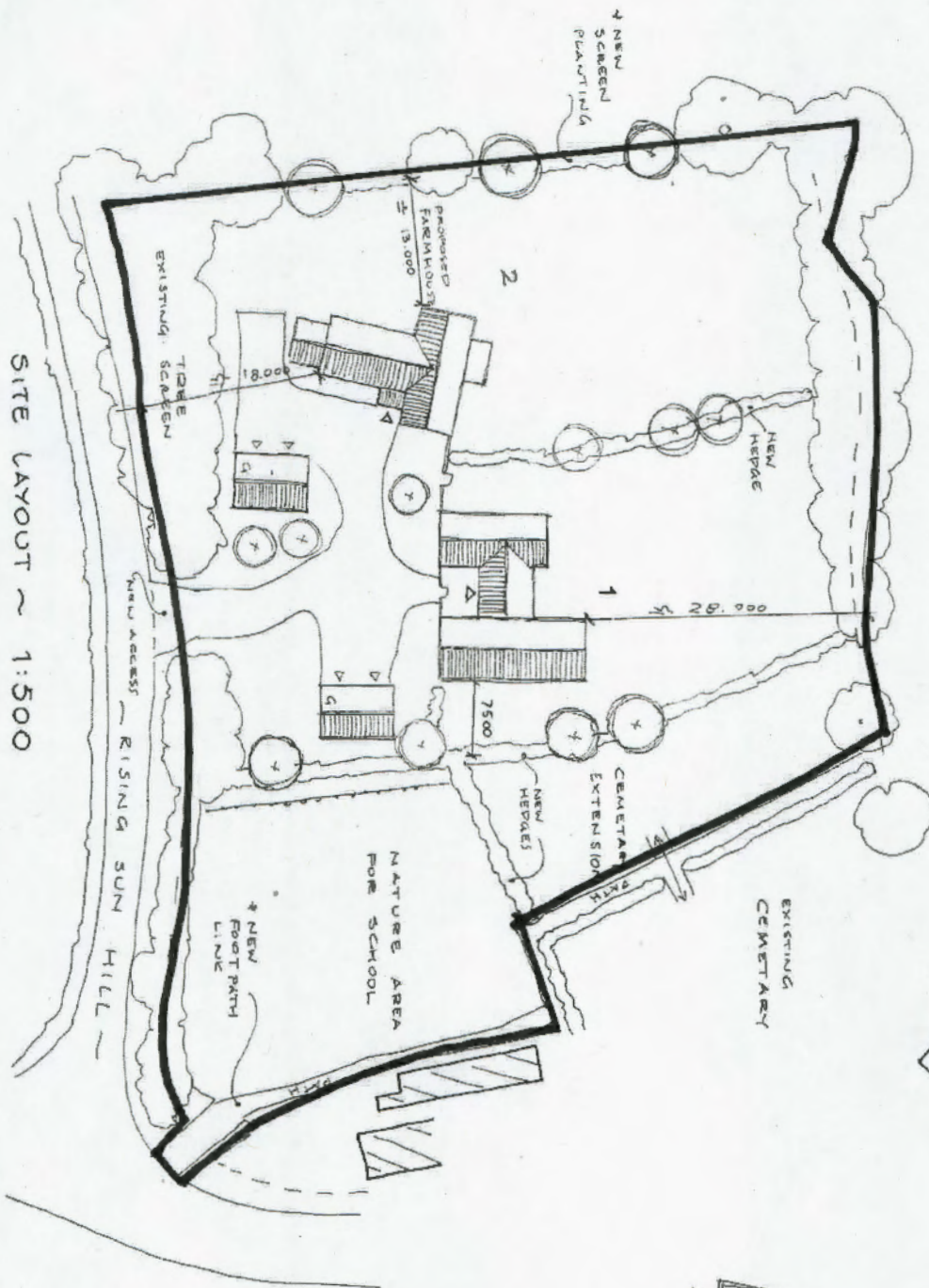
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**ERECTION OF TWO DETACHED DWELLINGS WITH GARAGES
EXTENSION TO GRAVEYARD AND PROVISION OF NATURE GARDEN FOR PRIMARY SCHOOL
LAND AT RISING SUN HILL
RATTLESDEN**



Phil Cobbold BA PGDip MRTPI - Member of the Royal Town Planning Institute - Chartered Town Planner

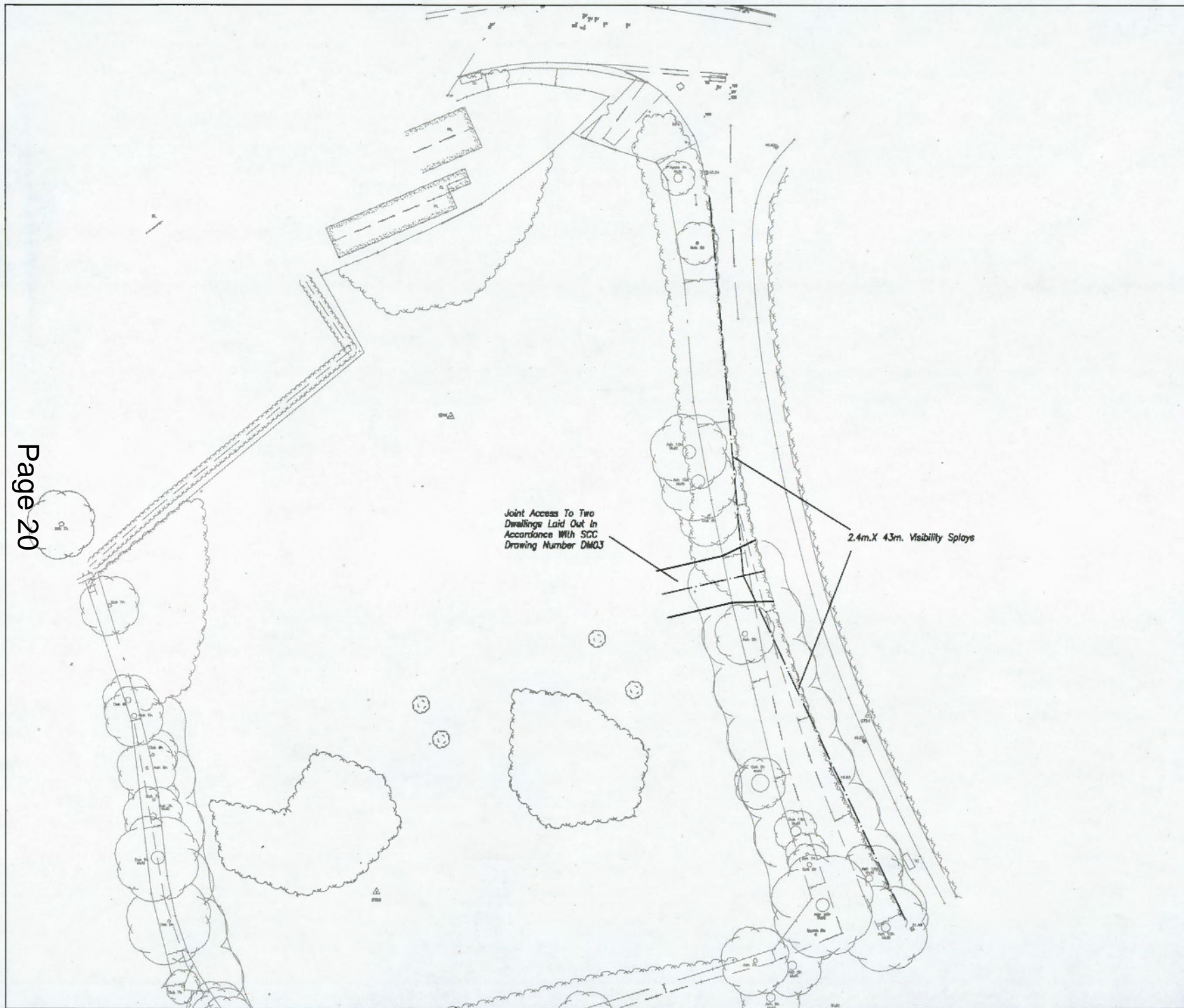


SITE LAYOUT ~ 1:500

SITE SECTION ~



Client	CLARKE & TASKER	Scale:	1:500	BROWN & SCARLETT ARCHITECTS 1 Old Hall Barns, Thurston Road Pakenham, IP31 2NG Tel: 01284 768800 info@brownandscarlett.co.uk
Project:	LAND AT RISING SUN HILL RATTLESDEN	Date:	OCT 15	
Drawing:	DETAILED PLANNING	Contract:	4099 Drg No. 01 B	



NOTES																					
1. Any conditions that the Local planning Authority may give do not give the applicant permission to carry out works within the public highway.																					
2. Unless otherwise agreed in writing of works within the highway will be carried out by the Suffolk County Council or approved contractors.																					
3. Before construction work commences existing services in areas of excavation shall be determined by CAT surveying or other suitable means.																					
4. This Drawing is to read in conjunction with the Architects detailed drawings.																					
LEGEND																					
<table border="1"> <tr> <th>Date</th> <th>Revisions</th> </tr> <tr> <td> </td> <td> </td> </tr> <tr> <td> </td> <td> </td> </tr> <tr> <td> </td> <td> </td> </tr> <tr> <td> </td> <td> </td> </tr> <tr> <td> </td> <td> </td> </tr> <tr> <td> </td> <td> </td> </tr> <tr> <td> </td> <td> </td> </tr> <tr> <td> </td> <td> </td> </tr> <tr> <td> </td> <td> </td> </tr> </table>		Date	Revisions																		
Date	Revisions																				
<p>© copyright</p> <p>GHB</p> <p>G.H.BULLARD & ASSOCIATES LLP CIVIL & TRAFFIC ENGINEERING CONSULTANTS</p> <p>27, Barton Road Thurston Bury St Edmunds Suffolk IP31 3PA Tel. (01359) 235071 Fax. (01359) 231138</p>																					
<p>Client</p> <p>MR M CLARKE</p>																					
<p>Job Title</p> <p>PROPOSED RESIDENTIAL DEVELOPMENT AND VILLAGE GREEN OFF RISING SUN HILL RATTLESDEN, SUFFOLK.</p>																					
<p>Drawing Title</p> <p>PROPOSED JOINT VEHICULAR ACCESS POSITION</p>																					
<p>Scale</p> <p>1:200</p>																					
<p>Date</p> <p>June 2015</p>																					
<p>Drawn By</p> <p>GHB</p>																					
<p>AutoCad File Ref:</p> <p>116-2015-01.DWG</p>																					
<p>Dep. No.</p> <p>116/2015/01</p>																					

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ARBORICULTURAL REPORT

CONTENTS:

1. INTRODUCTION
2. TREE SURVEY
3. ARBORICULTURAL IMPLICATIONS & IMPACT ASSESSMENT
4. TREE PROTECTION

1. INTRODUCTION

Background: LSDP were appointed to prepare an Arboricultural Survey & Report, to inform the design process and satisfy local authority requirements in respect of the proposed erection of a pair of new dwellings, with highway access and also extension of the existing cemetery grounds and the provision of a nature area.

Site Description and Context: The site is a field of rough pasture, located on the western edge of Rattlesden village. The site is on the lower valley side and slopes downwards from south to north; it is bordered to the north, by the Cemetery grounds, an unoccupied building and Feham Road; to the east by Rising Sun Hill and to the south and west by arable farmland.

The site is generally well enclosed by linear groups of mature trees and shrubs, bolted hedgerows bordering the field.

TREE SURVEY

Generally, four groups of trees / hedgerows are recorded in the survey, information was noted in accordance with BS5837:2012 and is summarised below:

G1 - Bolted Mixed Native Hedgerow: This hedgerow runs along the top of a steep bank which slopes down to Rising Sun Hill - a sunken lane ascending the valley side. The hedgerow contains a number of multi-stem field maple and ash, up to 15m height, arising from lapsed coppice stools; remnants of historic management practice. The remainder of the hedgerow is made up of various species, including blackthorn, hawthorn, hazel, elm and dog rose. The hedgerow is a traditional landscape element that contributes to local landscape character and provides screening and enclosure to the site; it is recorded as 'A2 / A3' category (High landscape and cultural value).

G2 - Native Thicket: This is an area of naturally generated scrub and trees including ash, elm and field maple which has established on a wider part of the embankment between G1 and Rising Sun Hill. One of the field maple has partially fallen. The group provides some limited additional screening, but is otherwise of no particular, arboricultural, cultural, or conservation value and is therefore recorded as 'C3' category (Low landscape value).

G3 - Fragmented hedge remnants and scrub: This group includes fragmented remnants of an old hedgerow located at the top of a ditch bank running along the northern edge of the site. The remnants include a small number of isolated hazel and ash and sparse areas of elm suckers. Bramble scrub and occasional goat willow have naturally generated in the area, forming a dense scrub of variable height. The group provides limited screening value and the lack of consistent hedgerow has an eroded appearance. G3 is currently considered to be 'C3' category (Low landscape value).

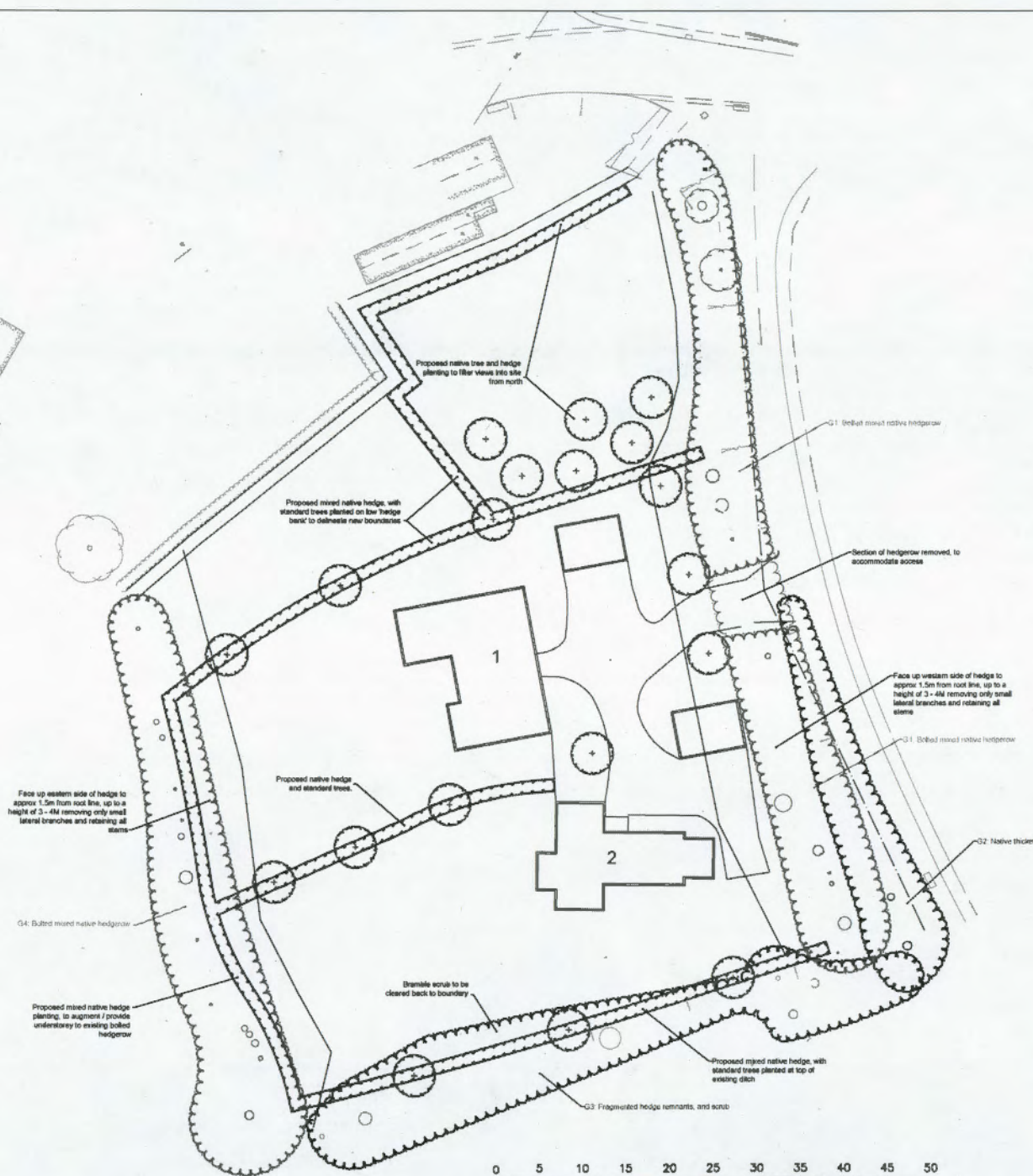
G4 - Bolted Mixed Native Hedgerow: This hedgerow runs along the western edge of the site and is similar in form and structure and makes a similar contribution to G1; it is recorded as 'A2 / A3' category (High landscape and cultural value).

3. ARBORICULTURAL IMPLICATIONS & IMPACT ASSESSMENT

Removal of Trees: The proposed access will require an opening to be formed in G3; the access width is limited in extent and has been sited to minimise impact on significant trees; there will be some damage to the roots of retained bushes and trees on the edges of the access, to accommodate the change in level, however it is considered that overall character and contribution of G1 will not be significantly affected.

Construction Adjacent to Retained Trees: A Root Protection Area (RPA) of 6M, based on the larger multi-stems is shown in respect of G3. The RPA extends from the centreline of G3 and is indicated on the drawing; the proposed garage and part of the driveway serving plot 2 are located within the RPA. The garage has been sited to avoid conflict with significant trees and the driveway will be 'no dig' construction within the RPA; it is considered these can be implemented with no significant adverse impact on G3.

Landscape Enhancement / Mitigation: The development proposal includes the reinstatement of the hedgerow on the northern edge of the site; this will provide additional screening and enclosure to the site and augment local landscape character. Hedgerows are also provided to subdivide the site and provide screening and enclosure between the proposed dwellings and the cemetery extension nature area.



KEY

- A' Category Tree / Hedgerow
- B' Category Tree / Hedgerow
- C' Category Tree / Hedgerow
- Root Protection Area (RPA)
- Hedge planting
- Proposed tree

The original of this drawing was produced in colour - a monochrome copy should not be relied upon.

Revisions:
A 29.06.15 Additional planting proposed

Land & Sculpture Design Partnership
LANDSCAPE ARCHITECTURE · SCULPTURE · ARBORICULTURE

CLIENT: Mitchell Clarke
SITE: Land Off Rising Sun Hill, Rattlesden
DRG: Tree Survey & Constraints Plan
DRN BY: GH
SCALE: 1:250 @ A1
DATE: July 2015
No: LSDP 11254.01 Rev A

OCTAGON HOUSE · THE WATER RUN · HITCHAM · IPSWICH · IP7 7JH
T: 01448 740272 · E: LSDP@landandsculpture.com

[illegible]

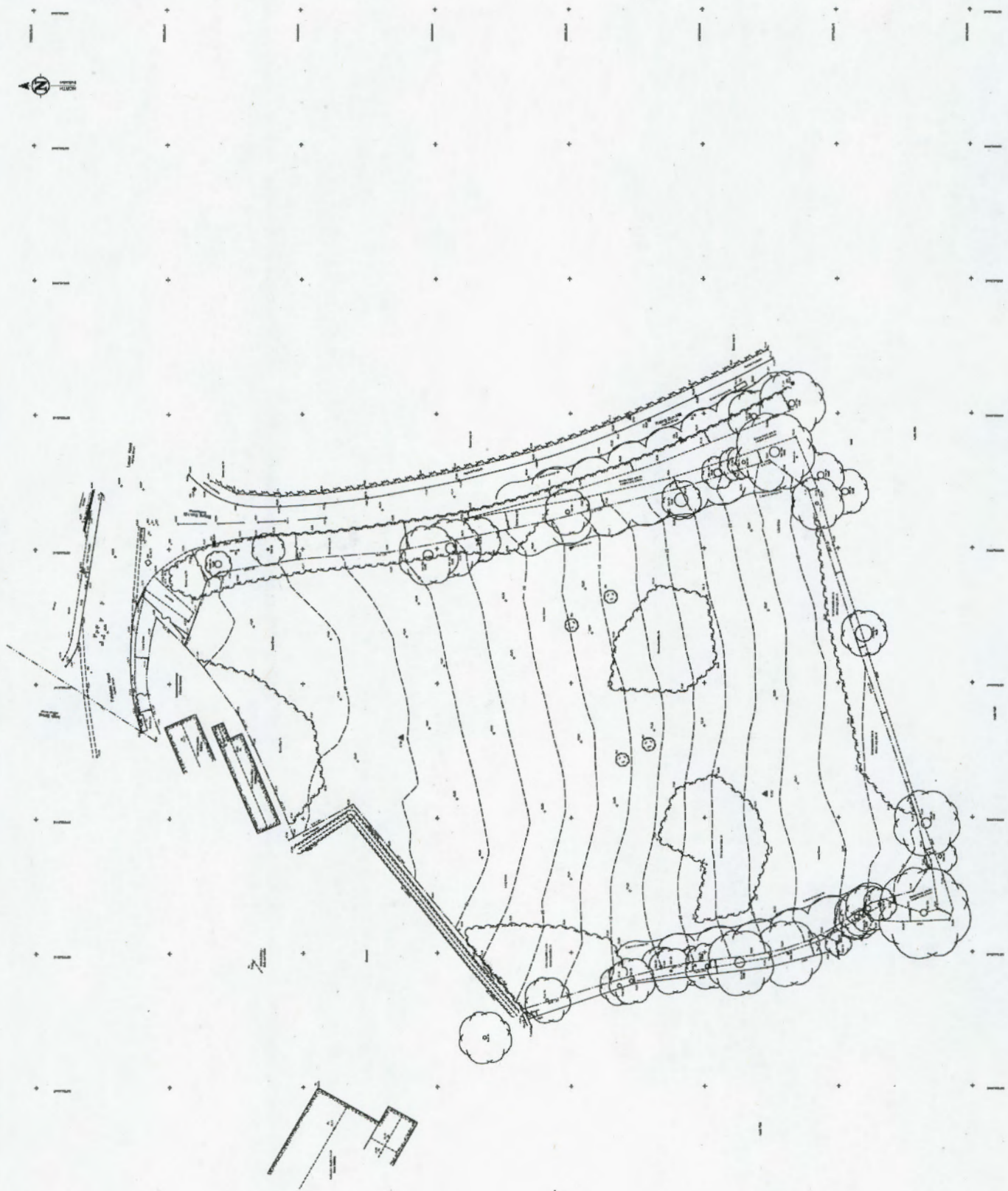
CONTROL CO-ORDINATES			RESEARCH AREA (40° 15' N, 124° 30' W)		
NO. OF STATIONS	DEPTH (m)	PERCENTAGE	NO. OF STATIONS	DEPTH (m)	PERCENTAGE
1237	0-100	45.4%	1237	0-100	45.4%
1108	100-200	41.9%	1108	100-200	41.9%
2124	200-300	82.7%	2124	200-300	82.7%
			2124	300-400	48.8%

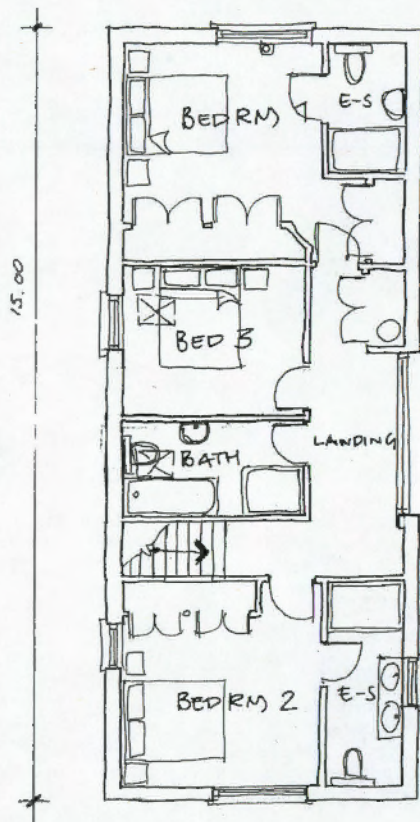


**SURVEY
SOLUTIONS**

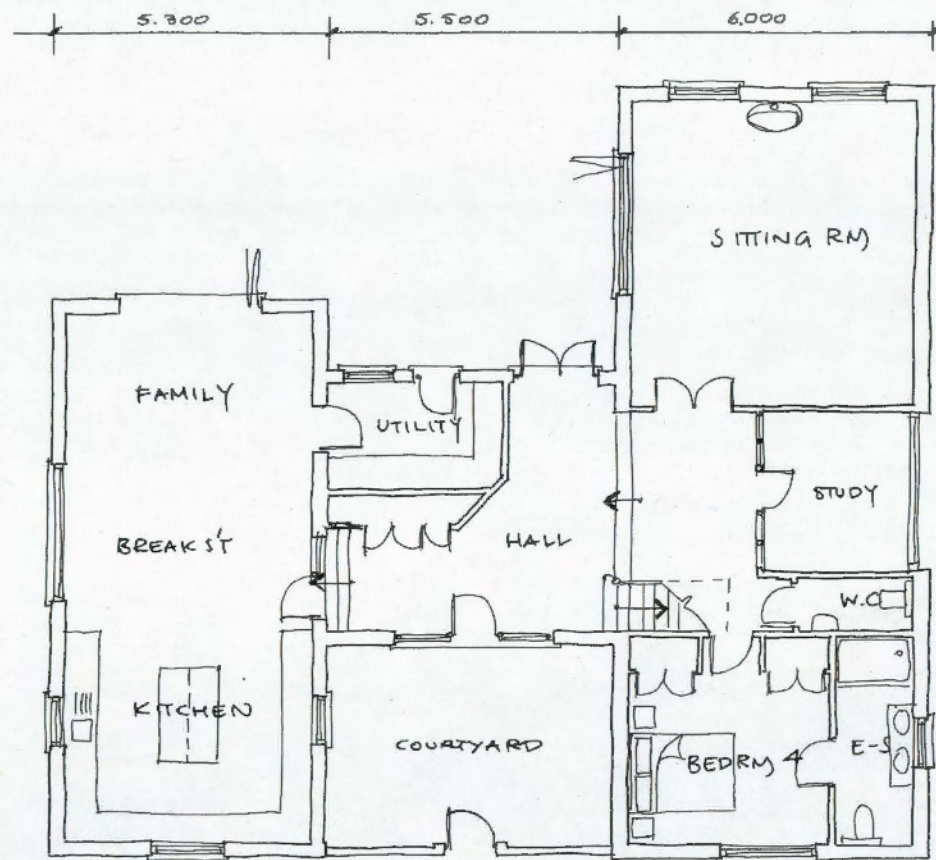
Speech Capacity Through Repetitive Pitch: Washington University
 Call now 800 441 1488
 www.wustl.edu/speech-capacity

LAND ADJACENT TO WINDS RUFFELL, RAINFORD ROAD,
SUFFOLK, IP8 8ET.

[illegible]



FIRST FLOOR ~



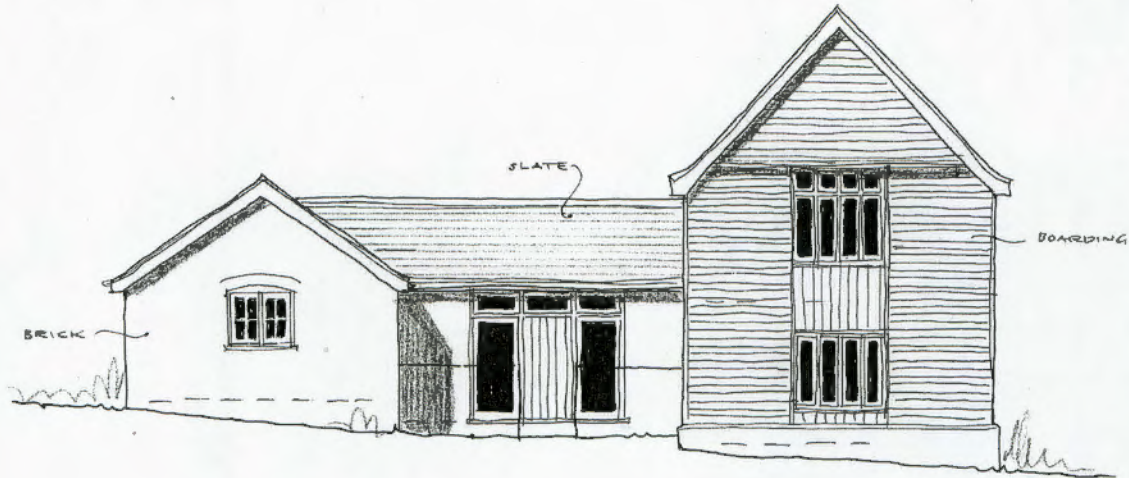
GROUND FLOOR ~ 1:100 ~ PLOT 1



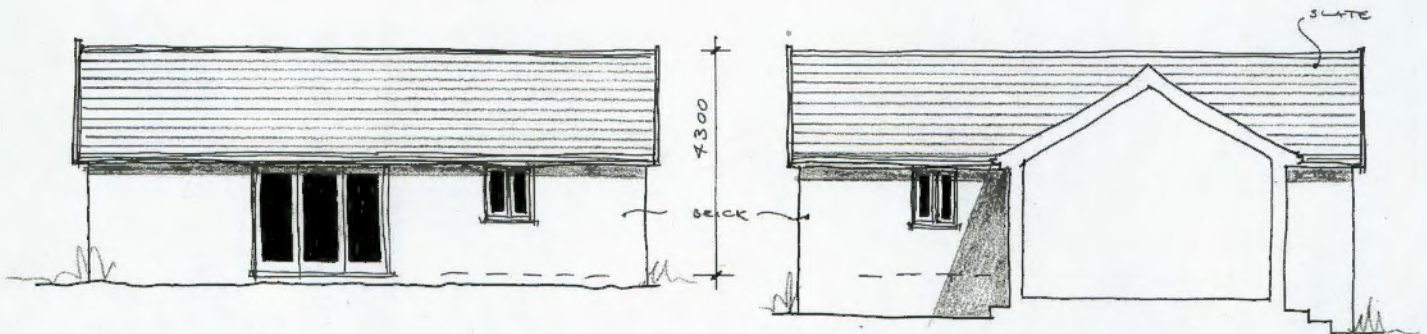
15

Client	CLARKE & TASKER	Scale:	1:100	BROWN & SCARLETT ARCHITECTS 1 Old Hall Barns, Thurston Road Pakenham, IP31 2NG Tel: 01284 768800 info@brownandscarlett.co.uk
Project:	LAND AT RISING SUN HILL RATTLESDEN	Date:	APRIL 16	
Drawing:	DETAILED PLANNING	Contract:	4099 Drg No. 02	

16

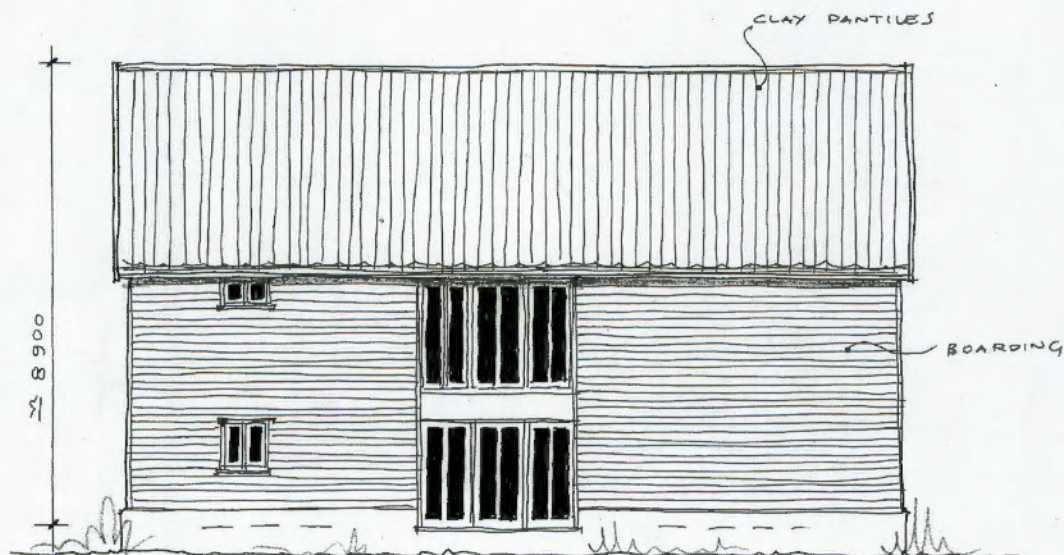


FRONT ELEVATION ~ (EAST) ~ PLOT 1



SOUTH ELEVATION ~ PLOT 1

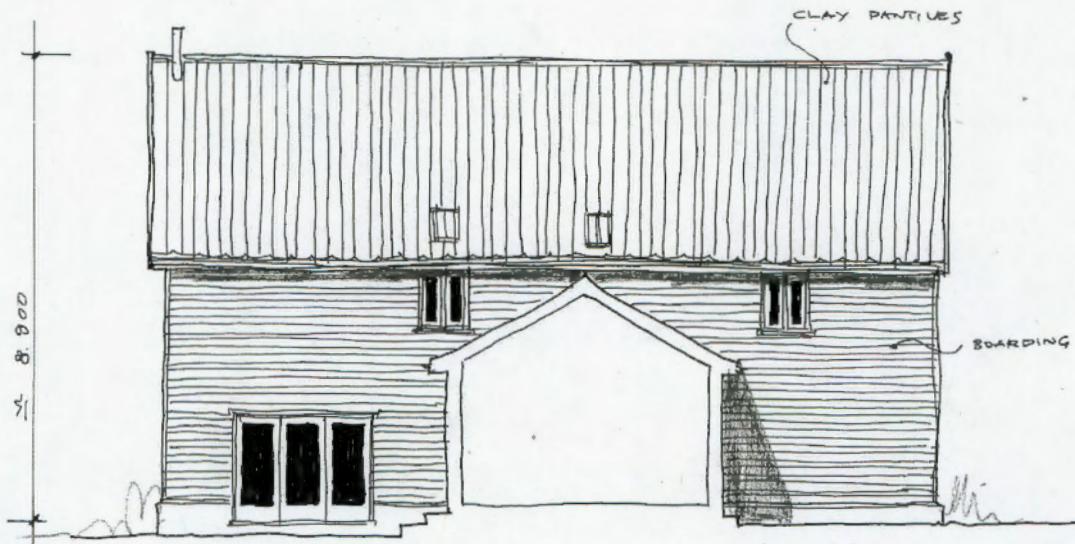
PART NORTH ELEVATION



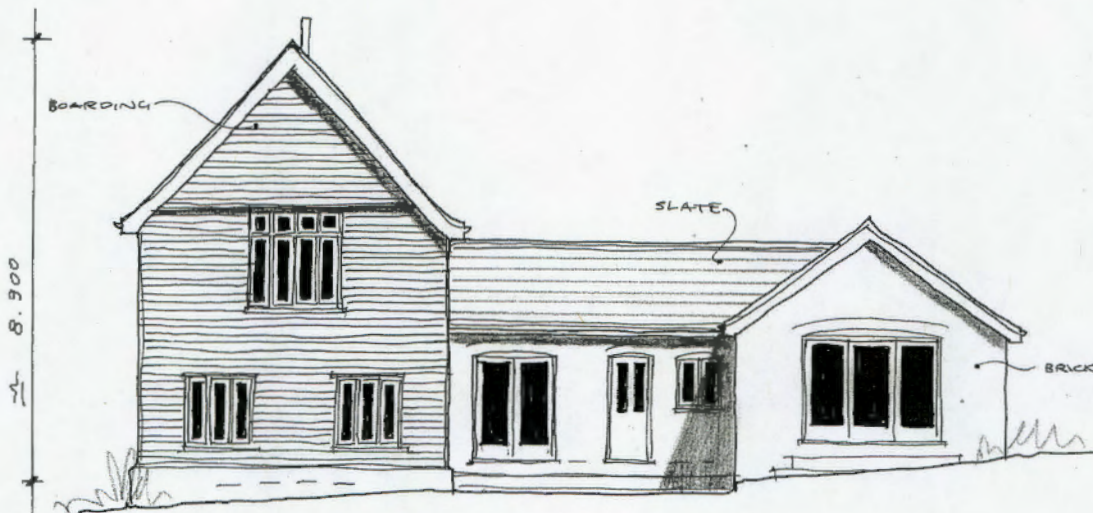
NORTH ELEVATION ~ 1:100

Client	CLARKE & TASKER	Scale:	1:100	BROWN & SCARLETT ARCHITECTS 1 Old Hall Barns, Thurston Road Pakenham, IP31 2NG Tel: 01284 768800 info@brownandscarlett.co.uk
Project:	LAND AT RISING SUN HILL RATTLESDEN	Date:	APRIL 16	
Drawing:	DETAILED PLANNING	Contract:	4099	
		Drg No.	03	

17



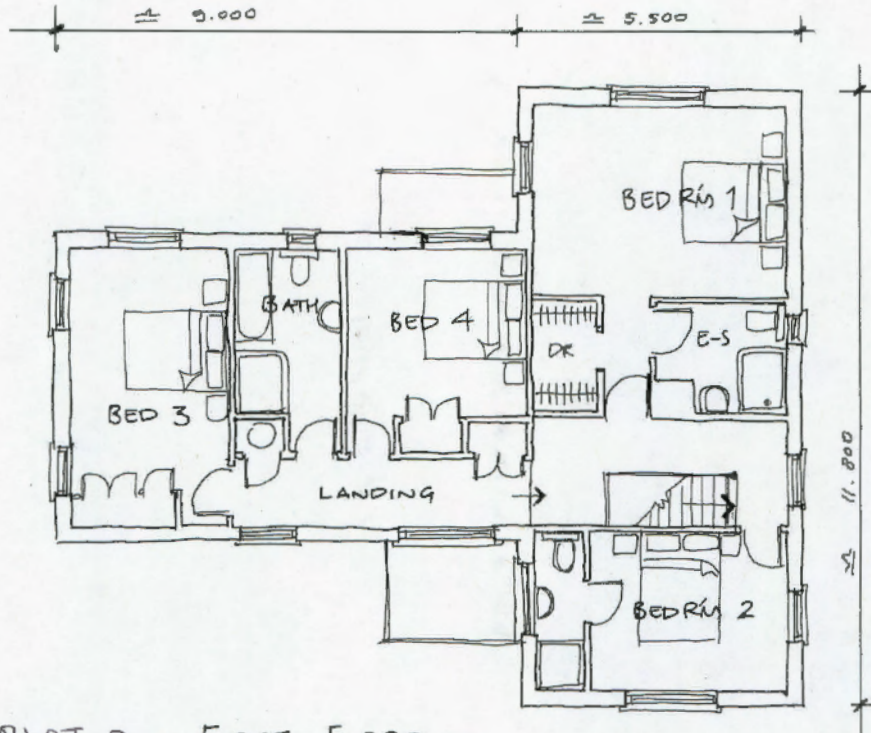
SOUTH ELEVATION ~ 1:100 PLOT 1



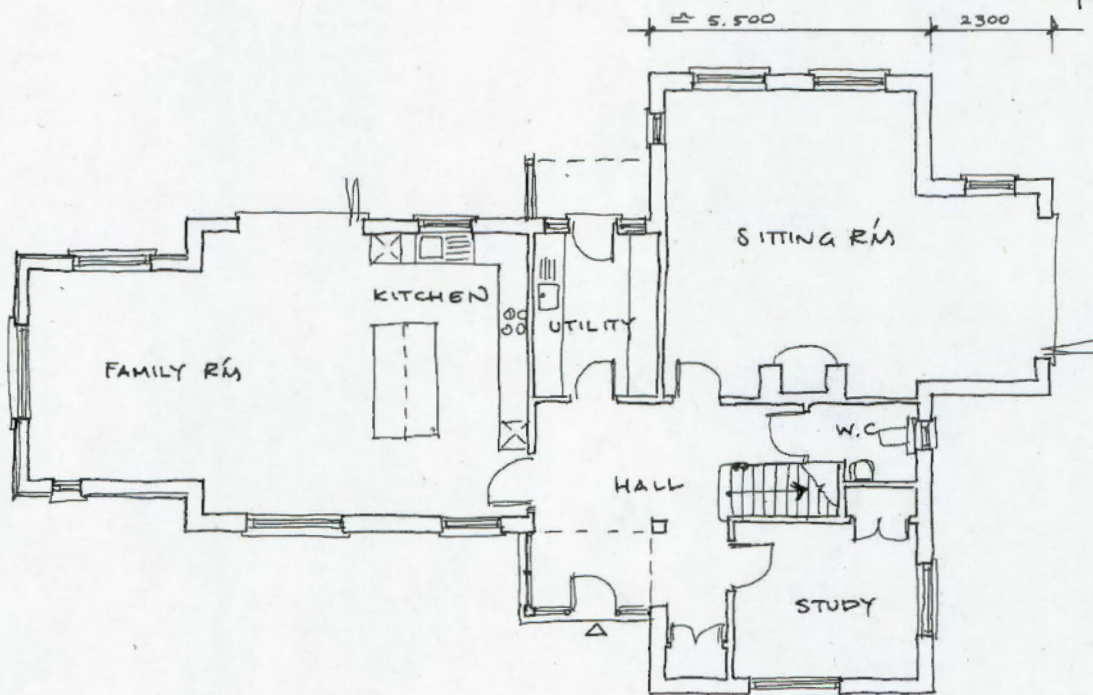
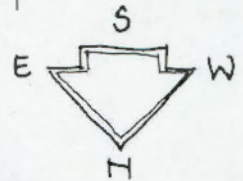
WEST ELEVATION ~

Client	CLARKE & TASKER	Scale:	1:100	BROWN & SCARLETT ARCHITECTS 1 Old Hall Barns, Thurston Road Pakenham, IP31 2NG Tel: 01284 768800 info@brownandscarlett.co.uk
Project:	LAND AT RISING SUN HILL RATTILSDEN	Date:	APRIL 16	
Drawing:	DETAILED PLANNING	Contract:	4099 Drg No. 04	

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PLOT 2 - FIRST FLOOR ~

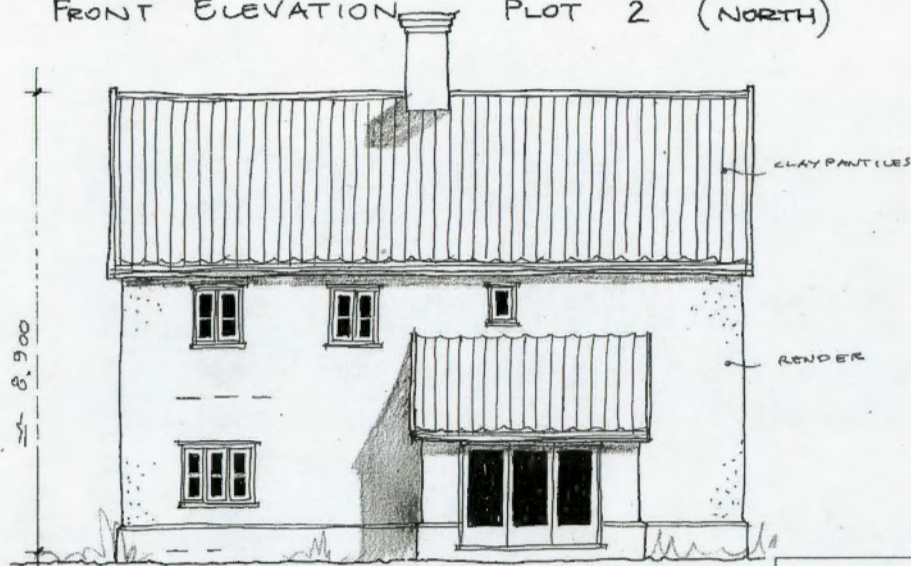


GROUND FLOOR ~ 1:100

Client CLARKE & TASKER	Scale: 1:100	BROWN & SCARLETT ARCHITECTS 1 Old Hall Barns, Thurston Road Pakenham, IP31 2NG Tel: 01284 768800 info@brownandscarlett.co.uk
Project: LAND AT RISING SUN HILL RATTLESDEN	Date: APRIL 16	
Drawing: DETAILED PLANNING	Contract: 4099 Drg No. 05	



FRONT ELEVATION PLOT 2 (NORTH)



WEST ELEVATION ~

Client	CLARKE & TASKER	Scale:	1:100	BROWN & SCARLETT ARCHITECTS 1 Old Hall Barns, Thurston Road Pakenham, IP31 2NG Tel: 01284 768800 info@brownandscarlett.co.uk
Project:	LAND AT RISING SUN HILL RATTLEDSEN	Date:	APRIL 16	
Drawing:	DETAILED PLANNING	Contract:	4099 Drg No. 06	

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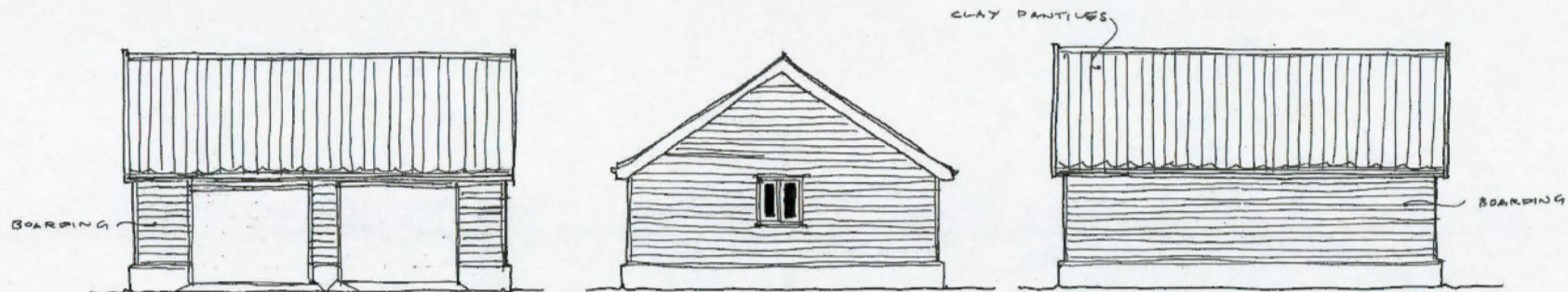
EAST ELEVATION ~ 1:100



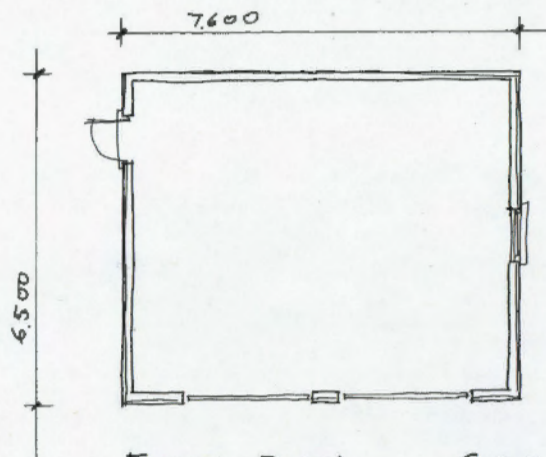
SOUTH ELEVATION ~ PLOT 2

20

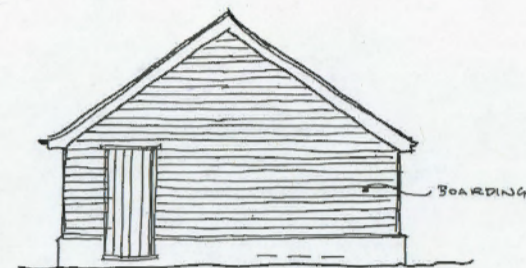
Client	CLARKE & TASKER	Scale:	1:100	BROWN & SCARLETT ARCHITECTS 1 Old Hall Barns, Thurston Road Pakenham, IP31 2NG Tel: 01284 768800 info@brownandscarlett.co.uk
Project:	LAND AT RISING SUN HILL RATTLEDSDEN	Date:	APRIL 16	
Drawing:	DETAILED PLANNING	Contract:	4099 Drg No. 07	



EAST ~



FLOOR PLAN GARAGING PLOTS 1 & 2



WEST ELEVATION ~

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Client	CLARKE & TASKER	Scale:	1:100	BROWN & SCARLETT ARCHITECTS 1 Old Hall Barns, Thurston Road Pakenham, IP31 2NG Tel: 01284 768800 info@brownandscarlett.co.uk
Project:	LAND AT RISING SUN HILL RATTLEDSDEN	Date:	APRIL 16	
Drawing:	DETAILED PLANNING	Contract:	4099 Drg No. 08	

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Consultee Comments for application 2194/16

Application Summary

Application Number: 2194/16

Address: Land on the west side of, Rising Sun Hill, Rattlesden

Proposal: Erection of two detached dwellings with garages. Extension to graveyard and provision of nature garden for primary school.

Case Officer: Sian Bunbury

Consultee Details

Name: Mr Doug Reed

Address: Second Thoughts Church Road, Elmswell, Bury St Edmunds IP30 9DY

Email: rattlesdenpc@live.co.uk

On Behalf Of: Rattlesden Parish Clerk

Comments

Rattlesden Parish Council SUPPORTS this application.

23

From: Kyle Porter

Sent: 14 July 2016 14:33

To: Sian Bunbury

Subject: RE: RE - 2194/16 - Land to West of Rising Sun Hill, Rattlesden - SCC Highways Comments

Hello Sian,

Sorry I didn't get back to you sooner!

The vis splays would be fine, I would recommend that you V1 the drawing.

Also the proposed DM03 would be acceptable also.

Kind regards,

Kyle

24
Your Ref: MS/2194/16
Our Ref: 570\CON\2017\16
Date: 11/07/2016
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: Sian Bunbury

TOWN AND COUNTRY PLANNING ACT 1990
CONSULTATION RETURN MS/2194/16

PROPOSAL: **Erection of two detached dwellings with garages. Extension to graveyard and provision of nature garden for primary school**

LOCATION: **1, Rising Sun Hill, Rattlesden, Suffolk**

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

Before permission is granted, there needs to be evidence that safe and suitable access can be achieved by all (NPPF32-35). Therefore, visibility splays need to be submitted to ensure a splay of $x=2.4m$ by $y=43m$ in both directions to the nearside edge of the metalled carriageway with no obstruction over the height of 0.6m can be achieved.

When this has been demonstrated SCC as highway authority will come back to the LPA with appropriate conditions for the remainder of the development. However, if the splays are substandard SCC will be recommending MS/2194/16 be refused under highway safety grounds.

Yours sincerely,

Mr Kyle Porter
Development Management Technician
Strategic Development – Resource Management

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creating a better place



**Environment
Agency**

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

Our ref: AE/2016/120561/01-L01
Your ref: 2194/16
Date: 22 June 2016

Dear Sir/Madam

**ERECTION OF TWO DETACHED DWELLINGS WITH GARAGES. EXTENSION
TO GRAVEYARD AND PROVISION OF NATURE GARDEN FOR PRIMARY
SCHOOL.
LAND ON THE WEST SIDE OF, RISING SUN HILL, RATTLES DEN.**

Thank you for your letter in respect of the above planning application which we received on 17 June 2016. We have assessed the submitted information and have no objection to the planning application. We have no further comments to make in respect of the application.

If you have any questions in respect of the above, please do not hesitate to contact me.

Yours faithfully

Louise Tait
Senior Planning Advisor

Direct dial 0191 203 4284
Direct e-mail louise.tait@environment-agency.gov.uk

Tyneside House, Skinnerburn Road, Newcastle Business Park, Newcastle upon Tyne, NE4 7AR.
Customer services line: 03708 506 506
Email: enquiries@environment-agency.gov.uk
www.environment-agency.gov.uk



²⁶ Consultee Comments for application 2194/16

Application Summary

Application Number: 2194/16

Address: Land on the west side of, Rising Sun Hill, Rattlesden

Proposal: Erection of two detached dwellings with garages. Extension to graveyard and provision of nature garden for primary school.

Case Officer: Sian Bunbury

Consultee Details

Name: Mr Robert Boardman (Stowmarket Ramblers)

Address: 8 Gardeners Walk, Elmswell, Bury St Edmunds IP30 9ET

Email: bob@gardeners8.plus.com

On Behalf Of: Ramblers Association - Bob Boardman (temp cover)

Comments

I have these plans and although footpath no's 58 & 21 skirt this plot I feel that ones enjoyment will not be greatly affected by this proposed development.

From: Philippa Stroud
Sent: 24 June 2016 16:05
To: Planning Admin
Cc: Sian Bunbury
Subject: 2194/16/FUL Land on the west side of, Rising Sun Hill, Rattlesden - Land Contamination

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WK/180103

Ref: 2194/16/FUL EH – Land Contamination
Location: Land on the west side of, Rising Sun Hill, Rattlesden
Proposal: Erection of two detached dwellings with garages. Extension to graveyard and provision of nature garden for primary school.

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

I have no objection to the proposed development from the perspective of land contamination. I would only request that we are contacted in the event of unexpected ground conditions being encountered during construction and that the developer is made aware that the responsibility for the safe development of the site lies with them.

Regards,

Philippa Stroud
Senior Environmental Protection Officer
Babergh and Mid Suffolk District Councils - Working Together

From: Jonathan Duck
Sent: 19 July 2016 15:30
To: Sian Bunbury
Subject: 16/2194 - land at Rising Sun Hill, Rattlesden

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Hello Sian,

Apologies for delay no.2

This site is located at the southwestern corner of the settlement, and its southern and western boundaries form the conservation area (CA) boundary. The land is defined as meadow, though the historic OS maps do not define or contain the land. There has certainly been no development on the land since the later C19th.

The proposed development is for two dwellings of a 'traditional' appearance and scale, with suitably articulated outbuildings. The conservation issues relate to the possible impact of the development on the character and appearance of this part of the CA.

However, given the scale of the site, and the restrained nature of the development, the visual impact on the character of the CA will be limited. Of course, the open nature of the land will be compromised, despite the assertion of the planning agent who states: 'The character of the 'Green Area', of course, is enhanced by the existing boundary planting and our scheme will look to retain and reinforce this'.

There is however one issue with the design. The property at plot 2 appears to face into the driveway in its north elevation but on its eastern elevation the symmetry appears rather contrived, as though it were also trying to be a facade. Traditionally, gable ends – which are effectively side elevations, and therefore of less architectural and social significance – are blank, or at least feature fewer openings than the formal front.

Nevertheless, on balance while the impact of the development on the character is notable, it does not negatively affect it. The heritage team therefore does not object to the proposal, as it is considered to accord with the principles of the LBA, the NPPF and the Local Plan.

Conditions

Sample of all external cladding materials to all structures on the site (to include walls, rainwater goods, roofs.)

Further information required regarding boundary structures between dwellings and to edge of cemetery and nature area (if applicable) at 1:2 and 1:10 as appropriate.

Detailed joinery sections for all windows and external doors at 1:2 and 1:10 as appropriate.

Detailed sections for all eaves and verges at 1:20

Sample of driveway surfacing

Joff

Dr Jonathan Duck BSc(Hons) MSc DipUD IHBC FRSA
Heritage Officer
Babergh District Council, Corks Lane, Hadleigh, IP7 6SJ
T: 01473 825852
E: Jonathan.duck@baberghmidsuffolk.gov.uk
Web: www.babergh.gov.uk www.midsuffolk.gov.uk

Please note: I do not work on Fridays

***** Community Infrastructure Levy (CIL) is now adopted in Mid Suffolk and Babergh. Charging starts on 11th April 2016. See our websites for the latest information here: [CIL in Babergh](#) and [CIL in Mid Suffolk](#) *****

Please be advised that any comments expressed in this email are offered at an officer level as a professional opinion and are given without prejudice to any decision or action the Council may take in the future. Please check with the emails author if you are in any doubt about the status of the advice given within this email.

Resource Management
Bury Resource Centre
Hollow Road
Bury St Edmunds
Suffolk
IP32 7AY

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

Enquiries to: James Rolfe
Direct Line: 01284 741225
Email: James.Rolfe@suffolk.gov.uk
Web: <http://www.suffolk.gov.uk>

Our Ref: 2016_2194
Date: 30 June 2016

For the Attention of Sian Bunbury

Dear Mr Isbell

Planning Application 2194/16 Land on the west side of, Rising Sun Hill, Rattlesden: Archaeology

This site lies in an area of archaeological potential recorded on the County Historic Environment Record, is in a favourable topographic location adjacent to a historic river crossing which possibly dates back to the Roman period. The site is also in close proximity to a number of Roman and Anglo-Saxon metalwork finds. As a result, there is high potential for the discovery of below-ground heritage assets of archaeological importance within this area, and groundworks associated with the development have the potential to damage or destroy any archaeological remains which exist.

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 the *National Planning Policy Framework* (Paragraph 141), any permission granted should be the subject of a planning condition to record and advance understanding of the significance of any heritage asset before it is damaged or destroyed.

In this case the following two conditions 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

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- 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 part 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 mitigation. 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.

Further details on our advisory services and charges can be found on our website: <http://www.suffolk.gov.uk/archaeology/>

Please do get in touch if there is anything that you would like to discuss or you require any further information.

Yours sincerely,

James Rolfe

Archaeological Officer
Conservation Team

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From: RM Floods Planning

Sent: 26 July 2016 07:14

To: Planning Admin

Cc: Sian Bunbury

Subject: JS reply Planning Application 2194/16 Land on the west side of, Rising Sun Hill, Rattlesden

Dear Mr Isbell,

Thank you for your notification of planning application 2194/16 for the proposed development of Land on the west side of, Rising Sun Hill, Rattlesden received on the 22 July 2016.

Suffolk County Council, Flood & Water Management is a statutory consultee under the Town and County Planning Act for major applications only.

Therefore, as this is a minor application we therefore may not be able to offer a reply in the allotted timeframe.

The Local Planning Authority should be mindful that the application complies with national & local policy plus best practise and guidance in relation to flood risk and surface water drainage.

Relevant Policies in relation to Flood Risk & SuDS

- National Planning Policy Framework & Guidance
- Building Regulations 2010 Part H
- Defra's Non-Statutory Technical Standards for SuDS (March 2015)

Local Policy (Only include the relevant district in reply)

- Suffolk Flood Risk Management Strategy and appendices
- Mid Suffolk District Council (Policy CS 4 Adapting to Climate Change)

Kind Regards

Jason Skilton
Flood & Water Engineer
Suffolk County Council

Tel: 01473 260411

Fax: 01473 216864

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DISCLAIMER: This information has been produced by Suffolk County Council's Natural Environment Team on behalf of Mid Suffolk District Council, at their request. However, the views and conclusions contained within this report are those of the officers providing the advice and are not to be taken as those of Suffolk County Council.

Ms A Westover
Landscape Planning Officer
Natural Environment Team
Suffolk County Council
Endeavour House (B2 F5 55)
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Mid Suffolk District Council
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Web: <http://www.suffolk.gov.uk>

Your Ref: 2194/16
Our Ref: Landscape/MSDC/Rattlesden
Date: 24th October 2016

Dear Sian,

Proposal: Erection of two detached dwellings with garages. Extension of graveyard and provision of nature garden for primary school.

Location: Land on the west side of Rising Sun Hill, Rattlesden

Application Number: 2194/16

Based on the information provided on the MSDC web site and a site visit carried out on 10th October 2016 I offer the following response to this application. I have also sent you my initial concerns and queries by email.

THE SITE AND LANDSCAPE

The site field is located within the landscape character type 17 'Rolling Valley Claylands' (Suffolk Landscape Character Assessment 2001). It lies within the Conservation Area of Rattlesden and outside the village envelope.

The field was designated as a Visually Important Open Space (VIOS) within the MSDC Local Plan adopted in 1998. The retained policy SB3 relating to Visually Important Open Spaces reads as follows:

'Within or abutting settlement boundaries, visually important open spaces will be protected because of their contribution to the character or appearance of their surroundings and their amenity value to the local community. The district planning authority will resist development which would have a harmful effect on these identified visually important open spaces because of their contribution, in an undeveloped form, to the distinctiveness of their setting or the character of a settlement or nearby landscape'.

The VIOS designation seeks to protect open rural character of the site which is enhanced by the presence ancient boundary hedges and the use of the site as grassland. The field

is one of four designated VIOS areas within Rattlesden. Two of these areas (the churchyard and the meadows associated with the pub) are within the village. The site field is on the valley side, and the playing fields are on the valley floor to the east of the village.

The site and the playing field provide important undeveloped spaces within the bounds of the Conservation Area, but outside the village envelope. These spaces create an open undeveloped setting for the settlement core and this appears to have been the principle reason for their designation as VIOS. The churchyard and the meadows associated with the pub are designated VIOS as they are historic open spaces.

The site in its undeveloped form makes a significant positive contribution to the landscape quality and character of the settlement. The open rising field with its boundary hedgerows and trees is visible from various locations within the village. In particular there are views of the field, with the mature roadside hedgerow and large ancient ash tree on the south west corner of the site rising up in the view from both Low Road and The High Street.

Although the BT exchange buildings create a utilitarian built frontage to part of the site, they do not significantly compromise the open undeveloped character of the designated area by virtue of their road frontage location, their lack of significant curtilage and the level of activity associated with their use

The site is also an important component of the Conservation area providing an open rural setting for the edge of the built up area and the historic features within it. Views across the site toward the village and church are obtained from the public right of way. The significance of the green space is recognised by the Conservation Appraisal and reflected in the *Hierarchy of Spaces* map which identifies the 'green areas'.

The 1880's OS map shows the form of the field at that time and to date unchanged.

The site is bounded by well-established hedgerows on the west, south and east sides. These are accompanied by ditches, with that on the west side exceptionally deep. The hedges contain a good mix of native species including hawthorn, blackthorn, field maple, ash, hazel, elm, dogwood, dog rose, crab apple, apple and goat willow. There are several large mature field maple trees in both the west and roadside hedgerows.

A particularly large veteran ash grows on the south west corner of the field on the edge of the deep ditch. It is not clear why this tree in particular has not been identified as potential bat habitat given its form, condition and age. The southern boundary hedge is fragmented possibly caused by the loss of larger trees over time, possibly elm.

I suggest that the west boundary and road frontage hedgerow would certainly qualify as 'important' as assessed against the 1997 Hedgerows Regulations. This is due to their likely age, structure and species diversity. The east boundary hedge forms a highly attractive road frontage hedge and adds significantly to the rural character of the Rising Sun Hill.

THE PROPOSED DEVELOPMENT AND ITS IMPACTS

The proposal to develop two properties on the field will cause some irreversible landscape and visual impacts. These have largely been identified in the Landscape Appraisal submitted with the application. The proposed design has aimed to reflect local Suffolk vernacular character and appear as a farmhouse and related barns. Both properties will

however be visible due to the nature of the topography and boundary vegetation. Views into the development will be readily obtained through the southern fragmented hedge boundary, from the public right of way and from the road through the hedge (in winter months) and through the development access.

Due to the sloping land there will be an element of cut and fill required to accommodate the properties with the associated driveways, turning and parking areas. In addition the access into the two garages appears to be tight in terms of manoeuvring space. The garage plot to Plot 2 is close to the top of the roadside bank, hedge and trees and in this location is likely to cause disturbance during construction work.

The remaining field area will become gardens, burial ground, and school nature garden. With the exception of the burial ground these areas can be expected to also contain domestic paraphernalia, such as sheds and garden structures.

Both the Design and Access statement and the Landscape Appraisal recognise the value of the roadside hedge. However neither document examines the impact and loss of hedgerow that will be created by the construction of a new access to serve development.

The construction work, materials delivery, safe access arrangements, visibility and the introduction of services will need to be accommodated through the hedge. The change in level of some two metres from the road to the field will require the hedge banks to be re-graded both alongside the road (visibility) and going into the site. Refuse bins/collection points will need to be accommodated. The GHB plan 116/2015/01 and the LSDP plan 11254.01 indicate the outline of the access but not the finished arrangement. Assuming a maximum gradient of 1 in 2 on either side of the access and the services all entering at the same point I suggest that the minimum opening required for the access will be 9 metres. This will have a significant impact on the integrity and appearance of the hedge and Rising Sun Hill. There is currently no gap in the hedge so any severance will result in detrimental impacts.

The possible impacts on the boundary hedgerow are illustrated by the new development (Plg Ref 2786/13) at Owers Close where the northern boundary hedge and trees has largely been removed, (despite being clearly indicated to be retained), possibly due to lack of space available and levels issues arising during construction works. The resulting development is, as a result, clearly visible in the wider landscape.

I note that the DAS states that the access into the area to be used as a school nature area is to be closed and converted to pedestrian use only. The school children would need a safe access from the road. The school garden will need to be managed and without vehicular access this could be problematical. Likewise the burial ground extension will also need to be managed so an opening through the boundary privet hedge and across the public right of way will be needed.

LANDSCAPE APPRAISAL (LSDP September 2016)

The appraisal is useful in that it identifies the site features and impacts which will arise from the development. Viewpoints identified are illustrated with photographs and an assessment of the magnitude of changes to the view has been provided. Some specific points are as follows:

In Section 7 at paragraph 5 the appraisal states that the site makes a positive contribution to the west end of the village only. However the viewpoints do not include locations from within the village (to the east and north east) further from and looking toward the site. The field and the hedgerows and large ash are visible from locations on Lower Road and the High Street and appear as part of the rural backdrop to the village. The appraisal maintains that the site is not seen from the remaining village so hence there a lack of importance attached to the visual contribution that the site makes to the village environment and the setting of the Conservation area.

The range of viewpoints does not include or assess the visual impact arising from the construction of the access point on the character of Rising Sun Hill. In the summary of impacts at paragraph 8 the appraisal states that the access point through the western boundary hedge (actually the east) has been made so that only a few self-seeded specimens would be affected. This will not be the case; this aspect of the proposal has not been fully considered or appraised.

LANDSCAPE PROPOSALS

The LSDP plan 11254.01 Rev A identifies some broad landscape proposals for the garden and plot areas. The proposals seek to mitigate the visual impact of the development. It should be noted however they are not capable of addressing the impacts on the character of the site and its reasons for designation as a VIOS or the likely adverse impacts of the proposed access on the mature roadside hedgerow.

I make the following observations which would impact on the proposed scheme:

1. The school nature garden will require a safe access, both pedestrian and for management purposes. Information relating to this is unclear.
2. Vehicular access to the extended burial ground for operational and management purposes is likely to be needed.
3. There is a lack of information relating to the treatment of the access into the site including the detailing relating to services, levels, grading and hedgerow loss.
4. I do not consider that there is a need to carry out any further 'facing up' of either the west or roadside boundary hedges. I see no need to plant a new hedgerow close to the west boundary hedge and deep watercourse. New planting in close proximity to existing mature hedge/tree may detract from the high quality of the landscape feature. I would however wish to see a buffer zone between the garden boundaries and the boundary hedges to ensure their value is not undermined. This could achieve a similar effect to that of the field margin on the west side of the hedge.
5. New supplementary southern boundary hedging to mitigate development impacts will be needed should the proposals be supported.

CONCLUSION

I conclude that in terms of landscape and visual impact the application should be **refused**.

The following reasons apply:

- 1) The proposal is contrary to policy SB3.
- 2) The development of the site as proposed will not retain the open character of the site and therefore the function of the VIOS designation and the contribution it makes to the village, and the Conservation Area, will be lost.
- 3) Severance and partial loss of an 'important' hedgerow (1997 Hedgerows Regulations) and the resulting visual impact.
- 4) In addition I note that Section 72 of the Planning (Listed buildings and Conservation Areas) Act 1990 requires that LPA's pay special attention to the desirability of preserving or enhancing the character or appearance of a conservation area. I suggest it is unlikely that the proposal to build on this piece of land will preserve or enhance the landscape character of the locality or the setting of the Conservation Area.

Should MSDC be satisfied that exceptional circumstances exist, such that they are minded to make an exception to policy in this location, comprehensive reserved matters conditions controlling the detailed architectural, hard and soft landscape, details of levels and grading/retaining structures, boundary treatment, refuse collection and lighting would need to be placed on any consent. The removal of some permitted development rights is also likely to be appropriate to prevent garden and ancillary structures being placed within the upper areas of the gardens where they would be more prominent.

I have made this recommendation having due regard for the character and sensitivity of the site and surrounding landscape and in particular, Policy CS5 and saved policy SB3.

Yours sincerely

Anne Westover BA Dip LA CMLI
Landscape Planning Officer

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MID SUFFOLK DISTRICT COUNCIL
DEVELOPMENT CONTROL COMMITTEE - 21 December 2016

AGENDA ITEM NO	2
APPLICATION NO	4114/16
PROPOSAL	Erection of detached dwelling
SITE LOCATION	Little London Farm, Elmswell Road, Wetherden IP14 3LQ
SITE AREA (Ha)	0.25
APPLICANT	Mr & Mrs Potter
RECEIVED	October 3, 2016
EXPIRY DATE	November 29, 2016

REASONS FOR REFERENCE TO COMMITTEE

The application is referred to committee for the following reason :

The applicants agent is currently employed by the Local Authority on a consultancy basis.

PRE-APPLICATION ADVICE

1. No pre-application advice was sought from the Local Planning Authority regarding this application.

SITE AND SURROUNDINGS

2. The site is a plot of land set on the southern side of Elmswell Road, on land associated with and adjacent to Little London farm, an isolated farmstead to the north west of Wetherden. The localised rural development follows a traditional form of linear development along the highway. The plot is domestic garden land, associated with the existing property Little London Farm, a 17th Century listed building bounded by a well-established margin of trees on all borders.

HISTORY

3. The planning history relevant to the application site is:

0079/14	Erection of single storey rear extension.	Granted 12/03/2014
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0078/14	Notification of a proposed larger home extension to extend from the rear wall by 5.5m, with a maximum height of 4m and 2.4m to the eaves.	27/01/2014
2745/13	Works to a building and construction of a cartlodge within the curtilage of a listed building. Conversion of barn to dwelling house. Erection of single storey side extension. Installation of 3no. Solar panels. Erection of two bay cartlodge.	Granted 27/11/2013
2227/13	Conversion of barn to dwellinghouse, with lean-to single storey extension and detached cartlodge	Granted 27/11/2013
1554/12	Replace 7no. windows; remove blocked up window in south elevation and make good with oak framing; replace 3no. external doors; replace rainwater goods; install 1no. rooflight on east elevation; install new drainage/sewerage system; install central heating system including new boiler; internal works as described in submitted schedule.	Granted 13/08/2012
0790/12	1. Replace all 8 existing rotten softwood windows 2. Replace all 3 external 1970's style softwood doors 3. Replace plastic guttering and downpipe 4. Install heritage style roof light in new bathroom 5. Install new drainage / sewerage system 6. Under-pin sections of the house foundation 7. Repair and lime render chimney stack 8. Install central heating system with external boiler 9. Replace collapsed bedroom ceiling 10. Erect internal partition to create upstairs bathroom 11. Replace the three quarter height (1.8m high), 1930's softwood partition on first floor 12. Install bathroom sanitary ware, plumbing and drainage 13. Install kitchen plumbing and drainage 14. Install toilet / utility room plumbing and drainage 15. Replace unsafe electrical wiring and equipment 16. Remove blocked up window in south elevation 17. Open up inglenook fireplace 18. Remove and re-lay brick floors 19. Replace internal hardboard faced doors	Withdrawn 04/04/2012
4303/11	Render exterior of building with lime plaster (existing concrete render to be removed). Re-roof building (existing	Granted 09/02/2012

pantiles to be reused). Replace existing concrete tiles on rear single-storey extension with slate. Repairs and/or replacement of defective timbers (as necessary following investigation of frame timbers during render replacement).

PROPOSAL

4. Planning permission is sought for the erection of a part 2 storey, part 1.5 storey detached dwellinghouse. The dwelling is proposed to accommodate 4 bedrooms (3 ensuite).

The dwelling would be 7.8 metres to the ridge (4.1 metres to eaves) with the building generally measuring 16.8 metres x 12.4 metres in width and length.

POLICY

5. **Planning Policy Guidance**

See Appendix below.

CONSULTATIONS

6. **Wetherden Parish Council** – No comments received.

MSDC Environmental Health Officer [Land Contamination] - The Environmental Health Officer confirmed there were no adverse issues regarding land contamination, and had no objection to the proposed development.

MSDC Heritage Team – The Heritage Team considers that the proposal would cause

- Less than substantial harm to a designated heritage asset as the erection of such a large timber framed barn style dwelling would dilute the character of the historic farmstead and undermine the significance of the site. **OBJECTION.**

SCC Highways Authority – County Council Highway Authority recommended that any permission which the Planning Authority may give should include the appropriate conditions.

SCC Archaeological Service – No comments received.

LOCAL AND THIRD PARTY REPRESENTATIONS

7. Third party representations were received in support of the application.

ASSESSMENT

8. There are a number of considerations which will be addressed as follows:
- Principle of Development
 - Design and Layout
 - Heritage
 - Highway Safety
 - Residential Amenity
 - Biodiversity

PRINCIPLE OF DEVELOPMENT

National planning guidance and adopted development plan policies support new housing development in existing settlements. The application site is situated in the countryside, as defined by the 1998 Local Plan, where under normal circumstance development would only be acceptable in exceptional circumstances in accordance with policy CS2.

The NPPF states that districts should have a 5 year land supply plus an appropriate buffer. Mid Suffolk's land supply does not meet this requirement, and for the purposes of this report the housing land supply was calculated in July 2016, and stated to be 3.3 years.

Given that Mid Suffolk cannot demonstrate a 5 year housing supply it is considered that Policy CS1 and the housing policies on land supply should be not considered to be up to date. The NPPF sets out a clear presumption in favour of sustainable development referring (at paragraph 14) to this being a 'golden thread running through both plan-making and decision-taking. It notes that, for decision takers, this means approving development proposals that accord with the development plan without delay. Section 6 of the NPPF for housing specifically states in para 49 that housing applications should be considered in the context of the presumption in favour of sustainable development. Policies FC1 and FC1.1 of the Mid Suffolk Core Strategy Focused Review 2012 reaffirms the guidance as contained in the NPPF on sustainable development.

NPPF nevertheless requires that the development must be considered to be sustainable in order to be acceptable. The context of this site has been

carefully considered, in particular the facilities that would be available to the occupiers of the proposed dwelling. The proposal site is in a rural location, and isolated from settlement.

The site is situated along a stretch of road between the settlements of Elmswell and Wetherden. For the purposes of assessment, consideration has been given to the influence of and impact on the village of Elmswell, whilst a sizeable village, Wetherden is a 'countryside village', as defined by Policy CS1 of the Mid Suffolk Core Strategy (2008), to which development is only allowed in exceptional identified circumstances. Elmswell, as a 'Key Service Centre' is where the main focus of development is directed outside of towns and accommodates a range OF services including a pub, a shop and a school.

The proposed site is 600 metres south east of Elmswell, along Wetherden Road. to be considered sustainable development, the generally accepted walking distance from a settlement, is 800 metres. However, in this case there is no public footway along the roadside. Furthermore, the site is within a national speed limit zone that is un-lit country road. Utilising the nearest public footpath (which would still require occupants to walk the roadside for a stretch of 300 metres), has a total length of over 1km to the edge of the settlement. For the reasons stated, the site is not considered to have sustainable access to local services in this respect.

The nearest bus service operates through both the nearby settlement of Wetherden and Elmswell; providing access to Stowmarket and Bury St Edmunds. Although a good service is offered, given the distance to these villages, it would be considered inappropriate for supporting sustainable travel options, with particular regards to employment. Consequently it is highly likely that future occupiers would choose to drive rather than use this limited bus service.

Therefore whilst not remote from other dwellings, the proposal would nonetheless result in the development of a new dwelling in the countryside that would not be sustainably located with regards to accessing services, facilities and employment.

With regards to the other strands of the environmental role of sustainable development it is noted that the proposal offers no benefits to protecting and enhancing our natural environment or improving biodiversity. Given the countryside character of the site, it offers the potential to support a range of species. While there are no records of any protected species on the site, the proposed development is to be erected on the site of a demolished detached garage and domestic garden. While it is considered

there may be some impact, the extent of harm is not unacceptable to a degree to considered refusal for this reason.

It is recognised as set out in paragraph 8 of the NPPF that the roles of sustainable development should not be undertaken in isolation, therefore whilst the proposal is not considered to represent sustainable environmental development the economic and social roles should also be considered.

With regards to the economic role of sustainable development the proposal for the erection of a single dwelling would provide some benefits with regards to the construction industry, would support the public house and services in Elmswell and adjoining settlements, regardless of how they are accessed. However, this is not considered to be a significant benefit given that other housing developments would also provide these benefits, and in more sustainable locations.

In respect of the social role of sustainable development, it is set out in paragraph 7 of the NPPF within the social role that the supply of housing should have accessible local services. Given the limited services within walking distance, the benefits in this respect are further considered to be limited.

Whilst it is recognised that there are some minor benefits with regards to the economic and social role of sustainable development, facilities and services available in local settlements are considered beyond reasonable walking distance and as such any occupiers would be fundamentally reliant on the private motor car in a typical day. Furthermore the potential impact on biodiversity is not considered to be outweighed, such that the proposal is not considered to be sustainable development.

Taking all of these factors on board, the Mid Suffolk District Council's current 5 year Housing Land Supply and the NPPF position on this matter it is considered that, under these particular circumstances the principle of residential development is not acceptable.

Design, Layout and Heritage

Planning permission is sought for the erection of single part 2 storey, part 1.5 storey dwelling, with associated cartlodge, access and landscaping. The proposed dwelling has the appearance in the style of a barn conversion, reflecting the character of the rural locality, with the inclusion of traditional features such as a substantial glazed element reflecting a barn-style structure to the southern elevation.

Footnote 9 of Paragraph 14 of the NPPF requires that those policies

relating to designated heritage assets are protected, and shall not be considered out-of-date as may be.

Section 12 of the NPPF states the Local Planning Authority, when determining applications should take account of the desirability of sustaining and enhancing the significance of heritage assets, their positive contribution to the economic viability of communities and their character and distinctiveness. Any alterations should not detract from the architectural or historic character of the building and its setting.

Paragraph 131 of the NPPF suggests that local planning authorities should take account of the desirability of sustaining and enhancing the significance of heritage assets and putting them to viable uses consistent with their conservation. Consideration should be given to the positive contribution they can make to sustainable communities including their economic viability.

Policies HB1 places high priority on protecting the character and appearance of buildings of architectural and historic interest. Core Strategy policy CS5 requires all development to maintain and enhance the historic environment.

Official comments received from the Heritage Team considered the proposal will result in harm to the designated heritage asset as the proposal is considered to "dilute the character of the historic farmstead and undermine the significance of the site".

As noted above, Little London Farm is a modest Grade II listed building dating from the 17th Century, situated within a cluster of ancillary, utilitarian agricultural outbuildings, one of which, the brick barn, has been recently converted. The pastiche dwelling would have a fake, contrived appearance, seeking to imitate agricultural architecture which does not exist on the site. The barn conversion to the east of the dwelling is brick built, utilitarian in appearance and scale, and is authentic former farm building. The existing farm buildings and shelters around the site are predominantly brick. Officers consider that the sprawling design is unsympathetic to Little London Farm and would harm the character and significance of the site.

Paragraph 134 of the NPPF states that where development will lead to less than substantial harm to the significance of a designated heritage asset, this harm should be weighed against the public benefit.

Whilst it is accepted that the provision of a single dwelling would add to the local housing stock this limited public benefit would not outweigh the harm to the designated heritage asset. Heritage Officer comments

illustrate that this proposal would be detrimental to the character historically associated with the site. The harm created by the newly introduced incongruous form is considered to cause considerable, but less than substantial harm.

Highway Safety

The layout proposes creation of a new access and parking area off, to be served by School Road. The Highway Authority, having considered the application, do not wish to restrict the grant of outline planning permission but seek the inclusion of an appropriate condition to secure frontage enclosure.

It is considered that the use of the access by an additional dwelling would not be prejudicial to either pedestrian or vehicular highway safety and that adequate parking can be achieved within the application site and secured by a planning condition.

Biodiversity

The application site is an established informal garden, laid to grass. There are no records of protected species in the vicinity of the application site. Furthermore the proposal is for the construction of a single dwelling; works which will not include the loss of any potential habitats, as such the proposal is not considered to risk harm to protected species.

Conclusion

Taking into account the circumstances surrounding the 5 year Housing Land Supply, the countryside location and lack of accessibility to local services, it is considered the proposal does not represent a sustainable form of residential development. Furthermore, the proposed design of this development would diminish the historic significance of the existing listed building and for these reasons cause unacceptable harm to designated heritage asset which is not outweighed by the public benefits. As such, the proposal is not in accordance with the NPPF.

RECOMMENDATION

That Full Planning Permission be **refused** for the following reasons:

The application proposes a new dwelling in an unsustainable location where residents are likely to rely on the private car for access essential services and community facilities. As such it cannot be considered to comprise a sustainable form of development and conflicts with the aims and requirements of paragraph 7, 8 14, 49 of the NPPF, CS1 and CS2 of the Core Strategy (2008), Focused Review policies FC1 and FC1.1 and Local Plan policy H7.

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Furthermore, the proposal would be detrimental to the setting of a designated Heritage Asset and as such conflicts with the aims and requirements of the NPPF paragraphs 126, 129, 131 and 134, CS5 of the Core Strategy (2008), Focused Review policy FC1 and FC1.1 and Local Plan policy HB1.

Philip Isbell

Professional Lead - Growth & Sustainable Planning

Lindsey Wright

Planning Officer

APPENDIX A - PLANNING POLICIES

1. Mid Suffolk Core Strategy Development Plan Document and the Core Strategy Focused Review

Cor1 - CS1 Settlement Hierarchy

Cor2 - CS2 Development in the Countryside & Countryside Villages

Cor5 - CS5 Mid Suffolks Environment

CSFR-FC1 - PRESUMPTION IN FAVOUR OF SUSTAINABLE DEVELOPMENT

CSFR-FC1.1 - MID SUFFOLK APPROACH TO DELIVERING SUSTAINABLE DEVELOPMENT

2. Mid Suffolk Local Plan

H16 - PROTECTING EXISTING RESIDENTIAL AMENITY

HB1 - PROTECTION OF HISTORIC BUILDINGS

GP1 - DESIGN AND LAYOUT OF DEVELOPMENT

H17 - KEEPING RESIDENTIAL DEVELOPMENT AWAY FROM POLLUTION

3. Planning Policy Statements, Circulars & Other policy

NPPF - National Planning Policy Framework

APPENDIX B - NEIGHBOUR REPRESENTATIONS

Letter(s) of representation(s) have been received from a total of **2** interested party(ies).

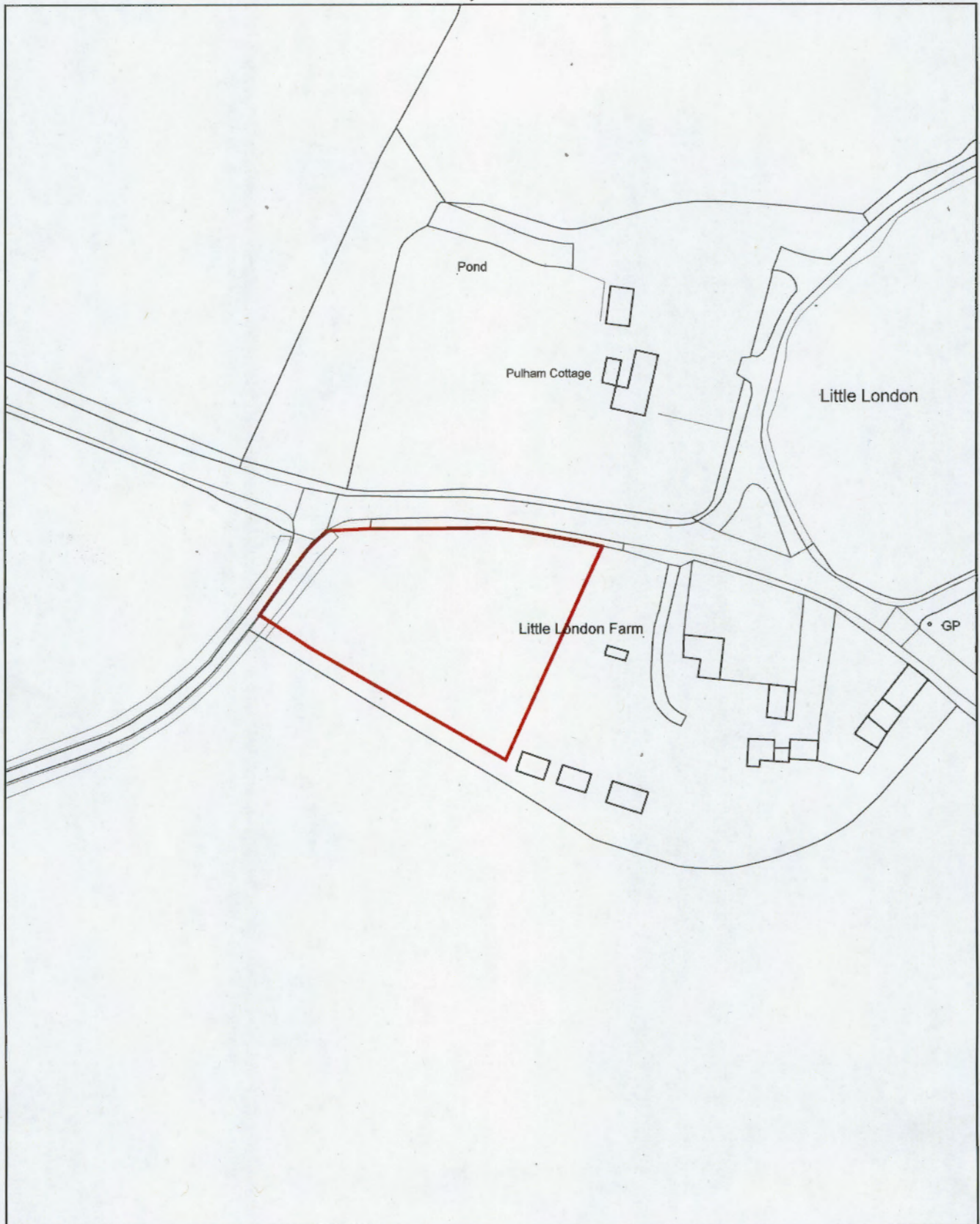
The following people **objected** to the application

The following people **supported** the application:

[Redacted]

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Title: Red Site Plan

Reference: 4114/16

Site: Little London Farm
Elmswell Road Wetherden



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Title:

Reference:

Site:



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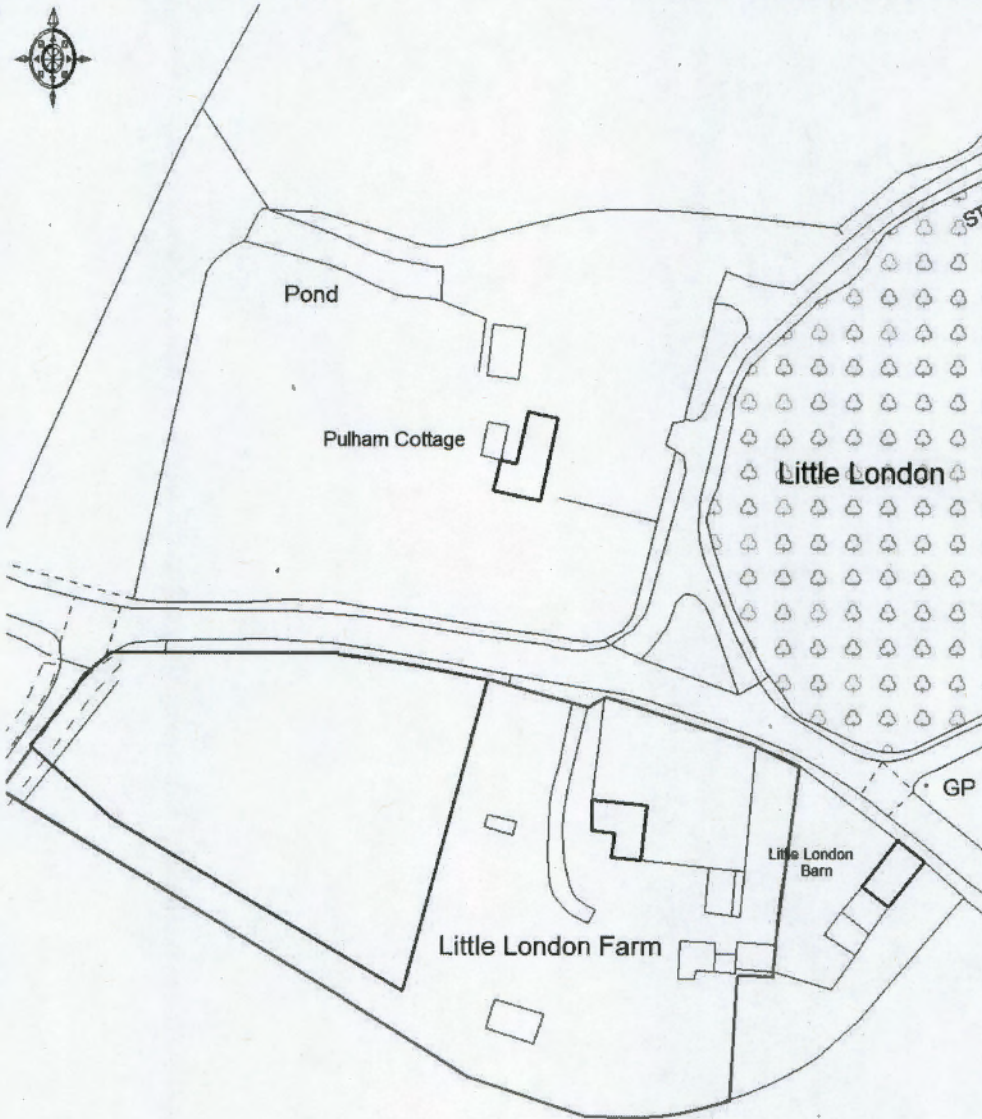
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PHIL COBBOLD

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ERECTION OF DETACHED DWELLING
LAND AT LITTLE LONDON FARM, ELMSWELL ROAD, WETHERDEN IP14 3LQ
 Site Plan Scale 1:1250 @A4



Phil Cobbold BA PGDip MRTPI - Member of the Royal Town Planning Institute - Chartered Town Planner

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42 BEATRICE AVENUE FELIXSTOWE IP11 9HB Tel: 07775962514 Email: philipcobbold@btinternet.com



ERECTION OF DETACHED DWELLING

LAND AT LITTLE LONDON FARM, ELSWELL ROAD, WETHERDEN IP14 3LQ

Location Plan Scale 1:10,000 @A4



Phil Cobbold BA PGDip MRTPI - Member of the Royal Town Planning Institute - Chartered Town Planner



STREET SCENE scale 1:200



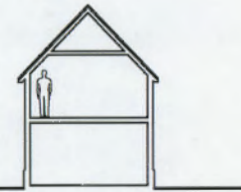
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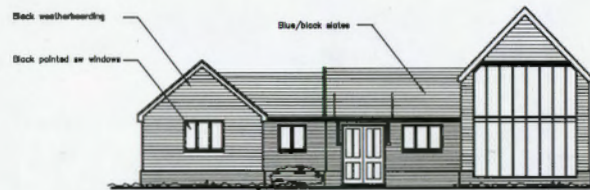
SIDE ELEVATION



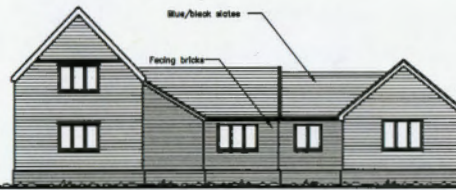
EAST ELEVATION



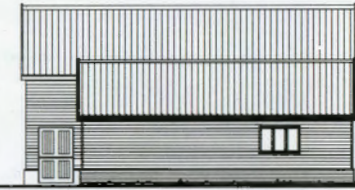
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SOUTH ELEVATION

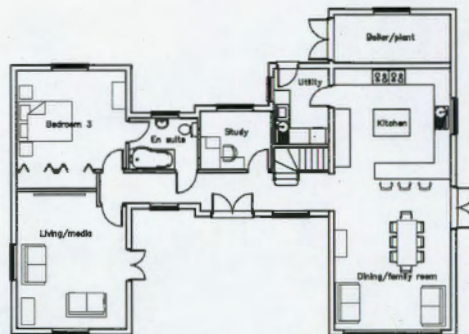


NORTH ELEVATION

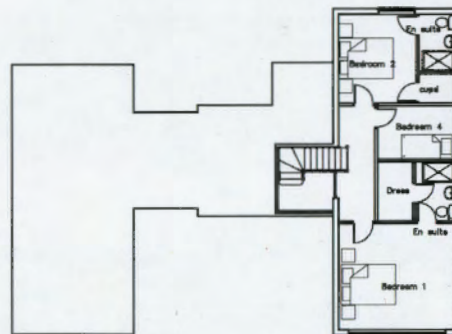


WEST ELEVATION

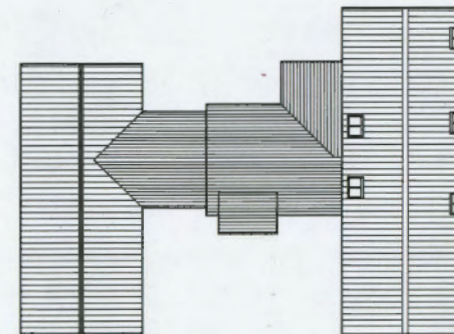
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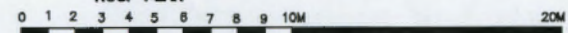
GROUND FLOOR PLAN



FIRST FLOOR PLAN

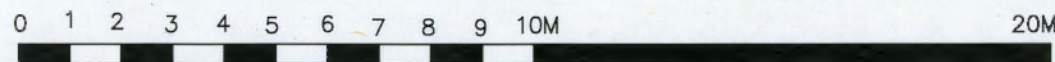
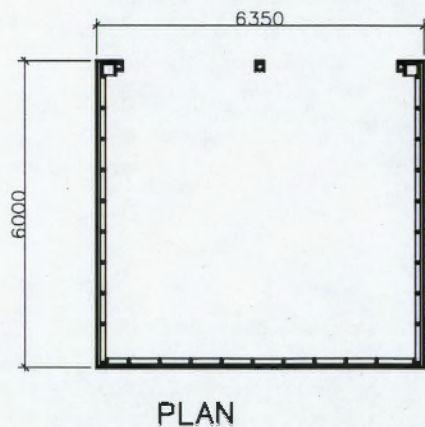
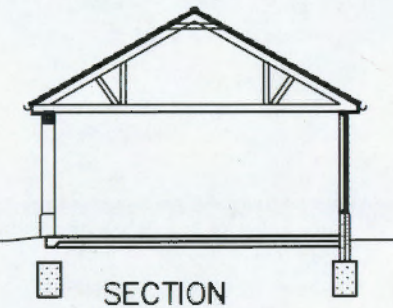
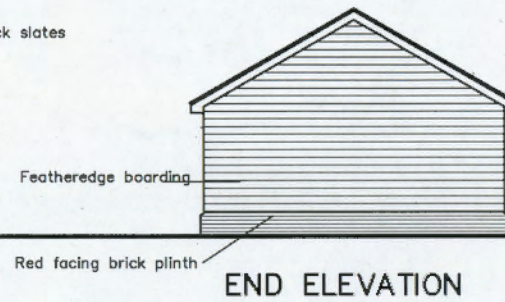
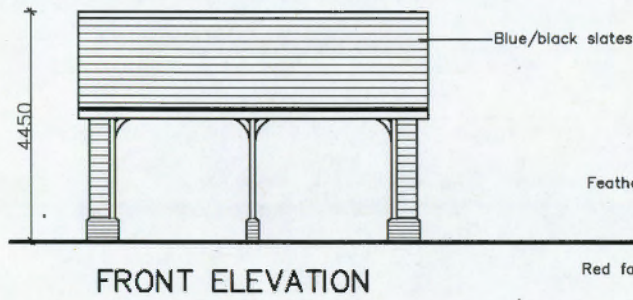


ROOF PLAN



PLOTSCALE 1:100 on A1

CLIENT		MR & MRS D POTTER	
PROJECT		LITTLE LONDON FARM WETHERDEN STOWMARKET IP22 1JF	
ARCHITECTURAL SOLUTIONS		THE STUDIO PAKENHAM BURY ST EDMUNDS SUFFOLK IP31 2LP Telephone 01359 231932 Facsimile 01359 231397	
DRAWING		SKETCH SCHEME	
DRAWN	ASL	DATE	09/10
SCALE		REV	
JOB NO	2076/SK1B		



CLIENT
MR & MRS D POTTER

PROJECT LITTLE LONDON FARM
WETHERDEN
STOWMARKET IP14 3LQ

ARCHITECTURAL SOLUTIONS

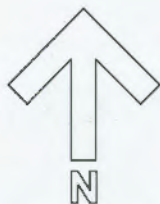
THE STUDIO PAKENHAM
BURY ST EDMUNDS
SUFFOLK IP31 2LP
Telephone 01359 231932
Facsimile 01359 231397

DRAWING
PROPOSED CART LODGE

DRAWN ASL DATE 10/16

SCALE 1:100 REV

JOB NO 2076/SK2

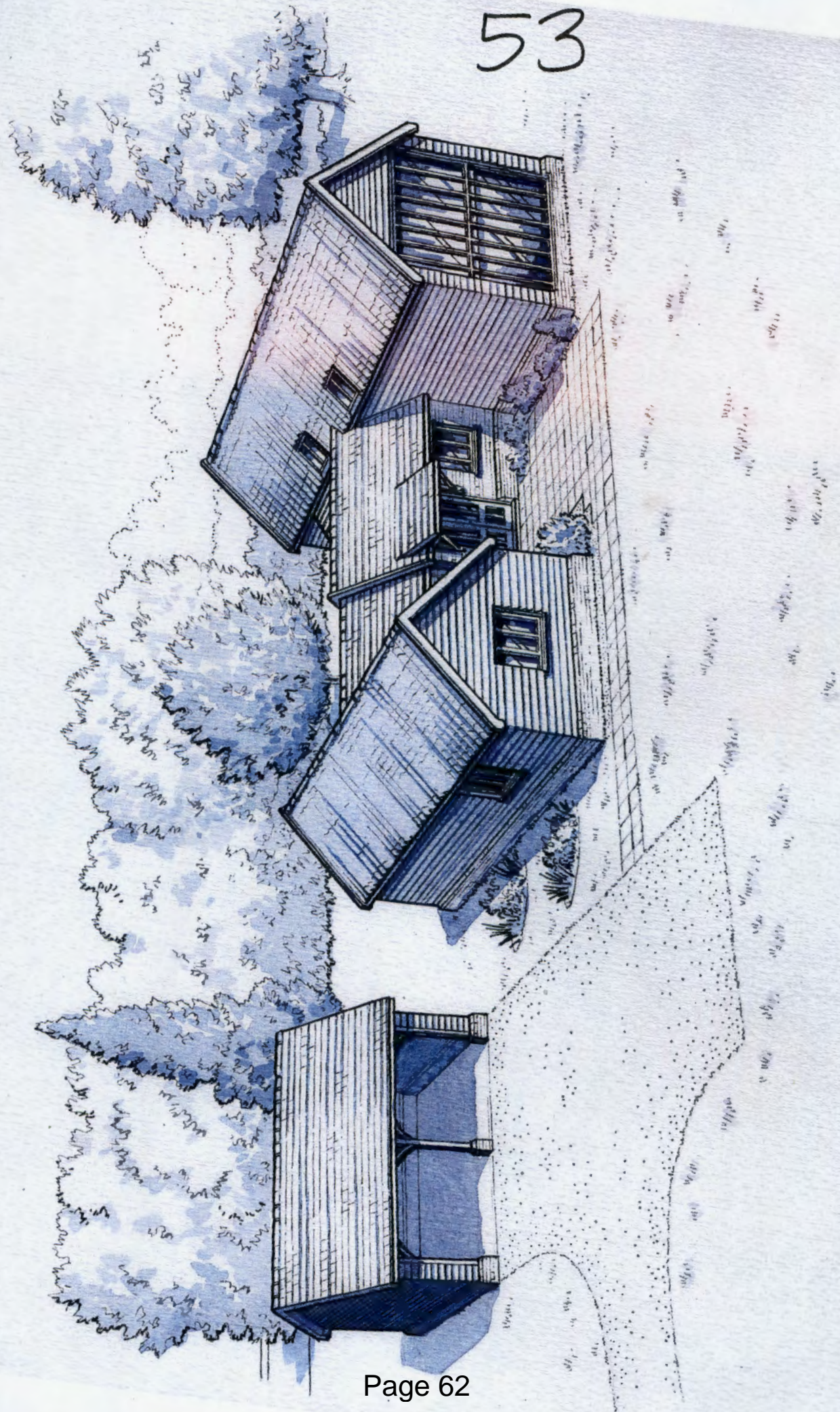


PLOTS SCALE 1:200 ON A1

Little London Farm

CLIENT MR & MRS D POTTER		
PROJECT LITTLE LONDON FARM WETHERDEN STONMARKET IP14 3LQ		
ARCHITECTURAL SOLUTIONS		
THE STUDIO PAKENHAM BURY ST EDMUNDS SUFFOLK IP31 2LP Telephone 01359 231932 Facsimile 01359 231397		
DRAWING SITE PLAN		
DRAWN	ASL	DATE 09/16
SCALE	1:200	REV
JOB NO	2076/LO(-)01A	

53



54

Your Ref: MS/4114/16
Our Ref: 570\CON\3471\16
Date: 04/11/2016
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: Lindsey Wright

Dear Lindsey

TOWN AND COUNTRY PLANNING ACT 1990 - CONSULTATION RETURN MS/4114/16

PROPOSAL: Erection of detached dwelling.
LOCATION: Little London Farm, Elmswell Road, Wetherden, Stowmarket, Suffolk,
IP14 3LQ

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

1 V 7

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) any means of frontage enclosure shall be set back 2.4 metres from the edge of the carriageway of the adjacent highway.

Reason: In the interests of highway safety, to avoid obstruction of the highway and provide a refuge for pedestrians.

Yours sincerely,

Mr Kyle Porter
Development Management Technician
Strategic Development – Resource Management

Consultation Response Pro forma

1	Application Number	4114/16 Little London Farm, Elmswell Road, Wetherden	
2	Date of Response	04/11/2016	
3	Responding Officer	Name:	Rebecca Styles
		Job Title:	Heritage Officer
		Responding on behalf of...	Heritage
4	Summary and Recommendation (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.	1. The Heritage Team considers that the proposal would cause <ul style="list-style-type: none"> Less than substantial harm to a designated heritage asset as the erection of such a large timber framed barn style dwelling would dilute the character of the historic farmstead and undermine the significance of the site. 	
5	Discussion 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>Little London Farm is a site which benefits from a Grade II listed C17th timber framed farmhouse at the centre, a collection of small farmstead buildings to the south, a recently converted brick barn to the east, and open space to the west bounded by mature trees.</p> <p>The character of Little London Farm is formed through the collection of brick built ancillary, utilitarian agricultural buildings around the modest farmhouse, primarily to the east of the house. Historic OS maps show the area to the west of the farmhouse to be vacant land, free from built structures, with the core of the farmstead being clustered around the farmhouse and brick barn to the east.</p> <p>This application seeks planning permission to erect a new dwelling and associated cartlodge to the west of the farmhouse. The dwelling would have the appearance of a barn conversion, although would be completely new, using brick and weatherboarded walls and slate and pantiled roofs.</p> <p>The Heritage team objects to this application.</p> <p>The erection of this dwellinghouse in the style of a barn conversion would change the meaning of Little London Farm. The pastiche dwelling would have a fake, contrived appearance, seeking to imitate agricultural architecture which does not exist on the site. The barn conversion to the east of the dwelling is brick built, utilitarian in appearance and scale, and is authentic former farm building. The existing farm buildings and shelters around the site are predominantly brick, and the evidence of the long brick wall off the farmhouse which is shown on OS</p>	

		<p>maps dating from 1905 as forming an extension to the farmhouse illustrates that the wealth of the Little London Farmstead came after timber framed buildings were in decline. To erect a timber framed dwelling on this site in the design of a barn gives a false impression that the farm was historically prosperous, when the evidence on site suggests that the expansion of the farm came much later.</p> <p>Furthermore, the scale and proportions of the house create a significant mass which would compete with the historic core of Little London Farmhouse which would again alter the meaning of the site, and the relationship between the farmhouse and its ancillary buildings. The orientation of both the brick barn and farmhouse are both NS with gables facing the highway. The design of the proposed dwellinghouse has a sprawling design spreading east to west, as well as having two substantial NS elements. The orientation and long design of the proposed dwellinghouse are unsympathetic to Little London Farm and would harm the character and significance of the site.</p> <p>The erection of such a large timber framed barn style dwelling would dilute the character of the historic farmstead and undermine the significance of the site. The Heritage team considers this proposal to cause less than substantial harm to designated heritage assets and finds the scheme to be contrary to both national and local policy NPPF 132, 134, MSDC Local Plan, HB1.</p>
6	<p>Amendments, Clarification or Additional Information Required (if holding objection)</p> <p>If concerns are raised, can they be overcome with changes? Please ensure any requests are proportionate</p>	
7	Recommended conditions	

Kind regards,
Rebecca Styles BA MA
 Heritage and Design Officer
Babergh and Mid Suffolk District Councils - Working Together
 Tel: 01449 724852
 Email: Rebecca.Styles@baberghmidsuffolk.gov.uk
www.babergh.gov.uk & www.midsuffolk.gov.uk

57

From: David Harrold
Sent: 14 October 2016 12:32
To: Planning Admin
Cc: Lindsey Wright
Subject: Plan ref 4114/16/FUL Little London Farm, Elmswell Road, Wetherden. EH - Land Contamination

Thank you for consulting me on the above application.

I note the satisfactory Envirosearch Report and completed contaminated land questionnaire.

I can confirm in respect of land contamination that I do not have any adverse comments and no objection to the proposed development.

I would only request that we are contacted in the event of unexpected ground conditions being encountered during construction and that the developer is made aware that the responsibility for the safe development of the site lies with them.

David Harrold MCIEH

Senior Environmental Health Officer
Babergh and Mid Suffolk Council

MID SUFFOLK DISTRICT COUNCIL
DEVELOPMENT CONTROL COMMITTEE - 21 December 2016

AGENDA ITEM NO	3
APPLICATION NO	4335/16
PROPOSAL	Erection of 5 dwellings with garages
SITE LOCATION	Land to the south east of Buff Rise, Rising Sun Hill, Rattlesden IP30 0RL
SITE AREA (Ha)	0.2
APPLICANT	Hartog Hutton Ltd
RECEIVED	October 19, 2016
EXPIRY DATE	December 15, 2016

REASONS FOR REFERENCE TO COMMITTEE

The application is referred to committee for the following reason :

- The Applicant's Agent is currently employed by the Local Authority in a consultative role.

PRE-APPLICATION ADVICE

1. No pre-application advice was sought for this proposal.

SITE AND SURROUNDINGS

2. The application site sits in an elevated position above the village of Rattlesden between two of the three settlement boundaries of Rattlesden which are slightly detached from the main village, one on Rising Sun Hill and the other Poystreet Green. These two settlements are to the south of the main centre of Rattlesden. Rising Sun Hill is 250m from the main village and Poystreet Green 550m. A footpath linking Rising Sun Hill with the main village is available from the northern end of the settlement.

The application site is part of an agricultural field with a drainage ditch along the highway and some patchy hedging.

There is a variety of house types in this section of the village. These include cottages and more modern dwellings, detached and semi-detached, privately owned and local authority/housing association. Directly opposite the application site is a small development of eight modern semi-detached dwellings (Roman Rise).

There is no footway to the site frontage, however there is a footway approximately 240m from the site linking the settlement to the main village.

HISTORY

3. There is no planning history relevant to the application site.

PROPOSAL

4. The application seeks planning permission for the erection of five dwellings with garages. All five dwellings would be two storey - three detached and one pair of semi-detached. The detached dwellings would have four bedrooms and the semi-detached dwellings, three bedrooms.

The layout of the site is consistent with the streetscene where dwellings on the western side of the road have a linear form of development. This will continue through the site to join the two separate settlement boundaries.

Two access points are proposed, one to serve Plots 1 and 2 and the other to serve Plots 3, 4 and 5.

The dwellings have been sensitively designed and use much of the Suffolk vernacular in their detailing; steep roof pitches, oversailing bargeboards, chimneys, sash windows, pentice boards, bay windows, dormer windows and porch canopies, along with a mixture of traditional materials including render, brick, weatherboard, slate, pantiles and plaintiles. These will add variety to the site and incorporate the materials used elsewhere in the village.

POLICY

5. **Planning Policy Guidance** - See Appendix below.

CONSULTATIONS

6. **SCC Highways** - To be reported to committee

Suffolk Wildlife Trust - We request that the recommendations made within the report and this letter, are implemented in full, via a condition of planning consent, should permission be granted.

Rattlesden Parish Council - Supports the application

MSDC Environmental Health - I have reviewed the application documents and can confirm that I believe that the risks from contamination at the site are sufficiently low that we cannot require any additional works as part of the planning permission that may be granted for the site.

MSDC Tree Officer - There are no arboricultural implications relating to this proposal. Loss of small sections of hedgerow is regrettable but gaps already exist and new planting can be provided in mitigation.

The Environment Agency - No comments received

SCC Archaeological Service - Standard Conditions to be applied to an approval.

LOCAL AND THIRD PARTY REPRESENTATIONS

7. One objection has been received from a neighbouring resident from number 14 Rising Sun Hill. The objections raised are concerned with the private amenity space provided for each dwelling, visibility splays, lack of footpath to connect with the village, increased noise from the proposed dwellings.

ASSESSMENT

8. Introduction and Sustainability of Location

Rattlesden is a Key Service Centre as defined in the Core Strategy. As mentioned above, the application site lies between two of the smaller settlement boundaries of Rattlesden which are slightly detached from the main village and its facilities.

The site is technically outside of these settlement boundaries and its development would normally be considered contrary to policy. However, as members are aware, the Council currently has a shortfall in their five year supply of housing land. In such circumstances, where the Council's adopted policies for the supply of housing may not be considered 'up to date', sites which otherwise may not have been supported for development but which are considered reasonably well located in relation to sustainable settlements can be viewed more positively.

This is considered to be such a site. It abuts and joins two separate settlements together and can be viewed as a logical extension to the village.

Two housing developments have been granted nearby in recent years. Roman Rise is directly opposite the site (0123/98) and consists of eight affordable dwellings. The other site is adjacent to No. 1 Rising Sun Hill (2786/13) and consists of four affordable houses. Both of these sites are outside of the settlement boundary.

Affordable Housing

This development does not exceed the threshold whereby an affordable housing contribution will be required.

Highway Safety

Awaiting comments from Suffolk County Council Highways.

Each dwelling has sufficient room to enter and leave the site in a forward gear. The development meets the requirement for parking spaces available for on-site parking and also secure storage of bicycles as each dwelling has a garage. Suffolk County Council Parking Standards specify that at least two parking spaces should be provided for three bedroom properties and four bedroom properties should have at least three parking spaces. Each dwelling has at least one more parking space than required if the garages are taken into account.

Residential Amenity

The dwellings have been thoughtfully designed with first floor windows to the side elevations serving bathrooms or en-suites. It is assumed that these will be obscure glazed for the privacy of the occupiers and would therefore limit

overlooking.

A neighbour has raised concerns that the private amenity space is out of keeping with the other properties in the area. The local authority housing opposite does have very large gardens consistent with the period in which they were built. However the properties to the south of the application site have relatively small gardens in comparison. The proposed rear gardens are considered to be acceptable for these house types.

Landscape Impact

There will be some removal of hedgerow in order to facilitate construction of the access points. However, the hedgerow is patchy with large sections already removed and the proposed block plan shows replanting of the hedgerow. A full landscape plan will be a requirement of any permission granted.

The ecology report which accompanied the application confirms that the application site is low in ecological value. However the existing hedgerow could provide habitat for nesting birds. The removal of the hedgerow could be mitigated through the provision of bird boxes.

Heritage

This site lies in an area of archaeological potential recorded on the County Historic Environment Record, in close proximity to a medieval moat (RAT 004), a Roman road (RAT 012) and a Roman pottery scatter (RAT 048). As a result, there is high potential for the discovery of below-ground heritage assets of archaeological importance within this area, and groundworks associated with the development have the potential to damage or destroy any archaeological remains which exist.

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 the *National Planning Policy Framework* (Paragraph 141), any permission granted should be the subject of a planning condition to record and advance understanding of the significance of any heritage asset before it is damaged or destroyed.

Environmental Issues

A Contamination Report accompanied the application and Environmental Health are content that there is a low risk of contamination on the site.

Conclusion

The consultation process has not raised any issues which cannot be covered by condition. The application site is outside of a defined settlement but does sit between two separate settlement boundaries which form part of a Key Service Centre. Mid Suffolk currently has a shortfall in their five year land supply and the granting of this application would provide five dwellings.

The application site is considered to have good links into the village and can, in the present circumstances be viewed as a sustainable extension to the existing settlement.

The application is therefore recommended for approval with appropriate conditions and providing there are no adverse comments from Suffolk County Council Highways.

RECOMMENDATION

That, subject to no adverse comments from the highway authority, Full Planning Permission be granted subject to the following conditions:

- Time limit for implementation
 - Approved documents
 - Highways conditions as required
 - Landscaping
 - Timescale for Landscaping
 - Archeology
- Ecology mitigation

Philip Isbell
Professional Lead - Growth & Sustainable Planning

Samantha Summers
Planning Officer

APPENDIX A - PLANNING POLICIES

1. Mid Suffolk Core Strategy Development Plan Document and the Core Strategy Focused Review

CSFR-FC1 - PRESUMPTION IN FAVOUR OF SUSTAINABLE DEVELOPMENT
CSFR-FC1.1 - MID SUFFOLK APPROACH TO DELIVERING SUSTAINABLE DEVELOPMENT

Cor5 - CS5 Mid Suffolks Environment

Cor1 - CS1 Settlement Hierarchy

Cor2 - CS2 Development in the Countryside & Countryside Villages

2. Mid Suffolk Local Plan

GP1 - DESIGN AND LAYOUT OF DEVELOPMENT

H15 - DEVELOPMENT TO REFLECT LOCAL CHARACTERISTICS

H16 - PROTECTING EXISTING RESIDENTIAL AMENITY

T10 - HIGHWAY CONSIDERATIONS IN DEVELOPMENT

3. Planning Policy Statements, Circulars & Other policy

NPPF - National Planning Policy Framework

APPENDIX B - NEIGHBOUR REPRESENTATIONS

Letter(s) of representation(s) have been received from a total of 1 interested party(ies).

63

The following people **objected** to the application

The following people **supported** the application:

The following people **commented** on the application:

64



Title: Red Site Plan

Reference: 4335/16

Site: Land to SE of Buff Rise
Rising Sun Hill Rattlesden



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

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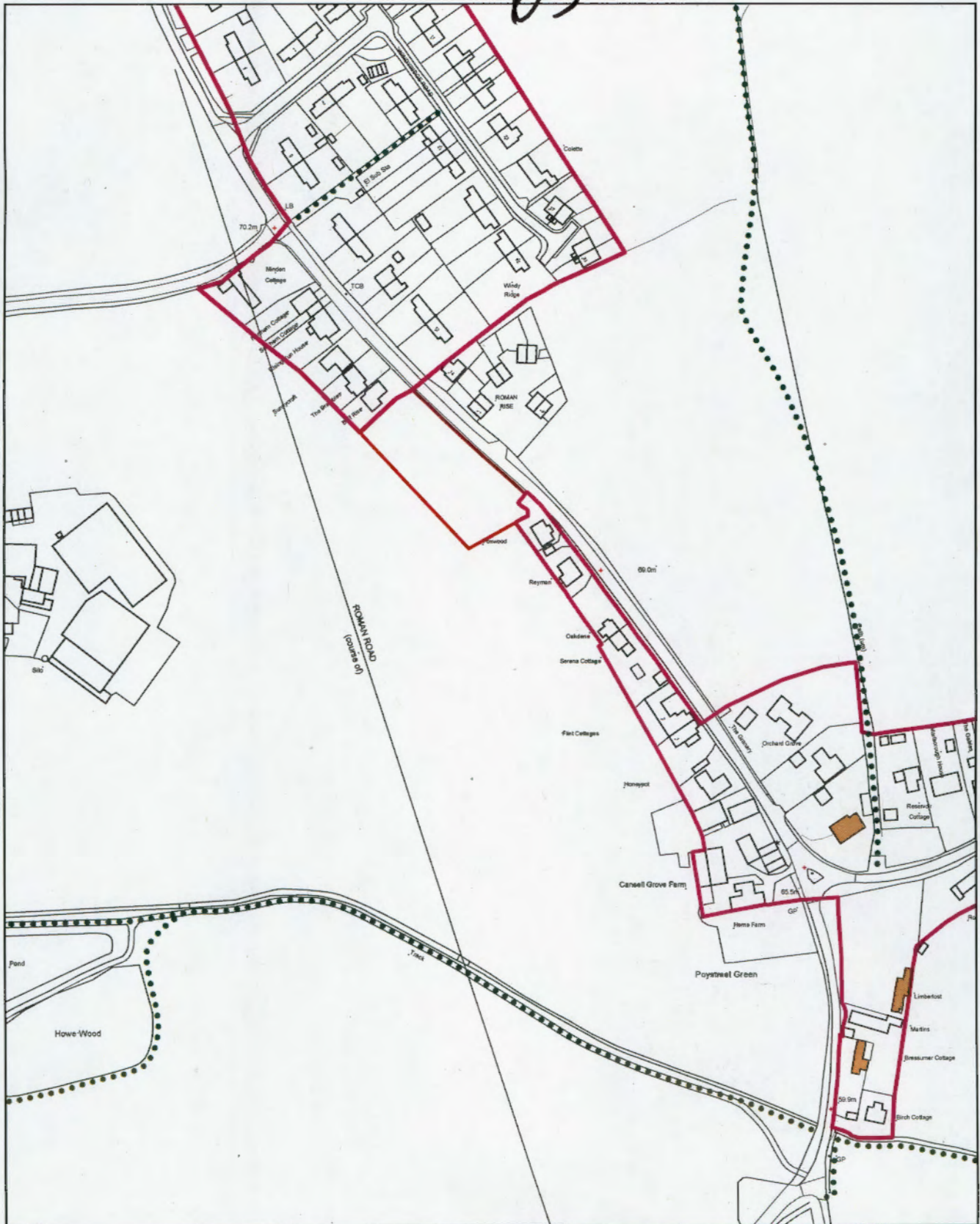


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65



Title: Constraints
Reference: 4335/16
Site:



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 131, High Street, Needham Market, IP6 8DL
 Telephone : 01449 724500
 email: customerservice@csd.suffolk.gov.uk
 www.midsuffolk.gov.uk

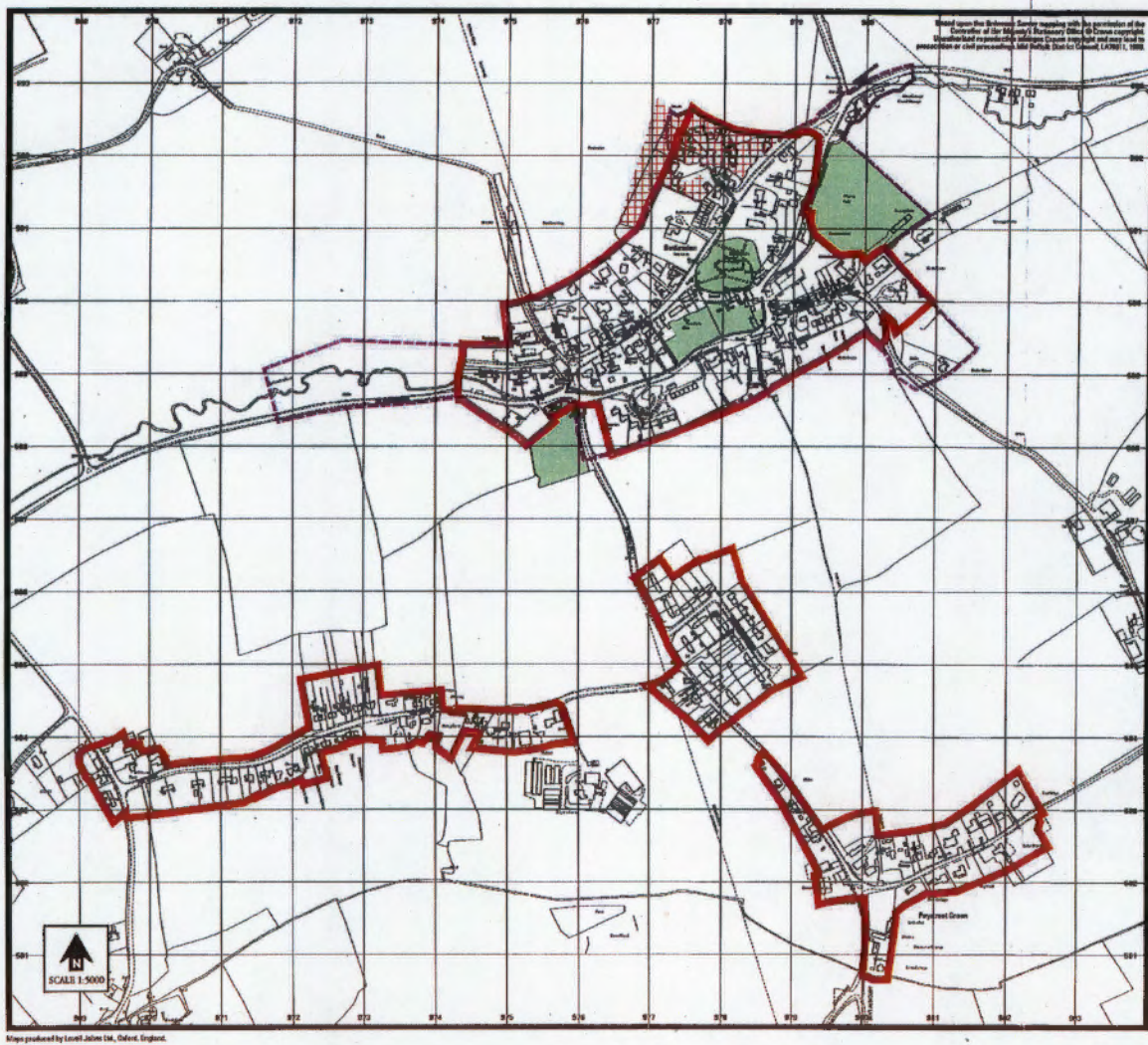
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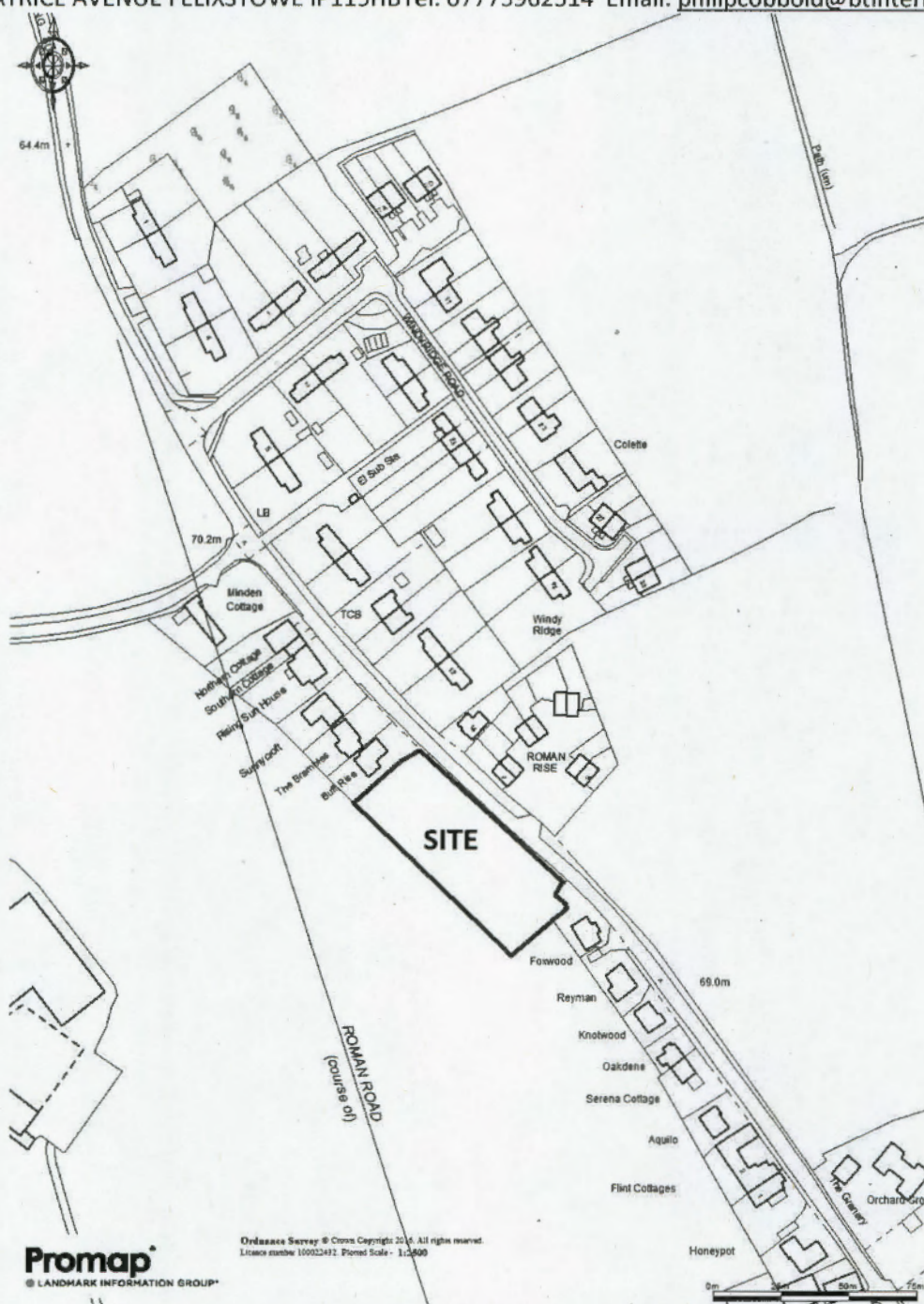
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PHIL COBBOLD

PLANNING LTD

42 BEATRICE AVENUE FELIXSTOWE IP119HB Tel: 07775962514 Email: philipcobbold@btinternet.com

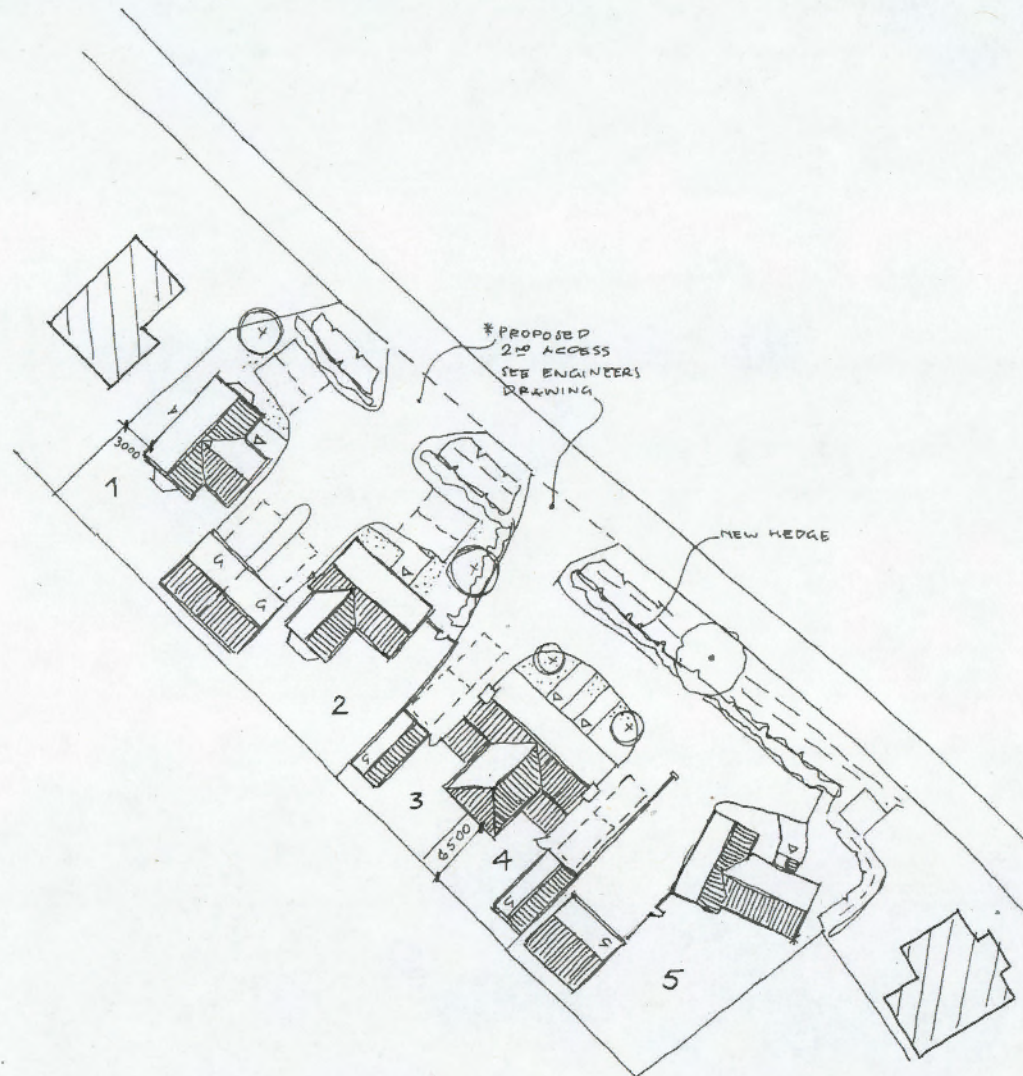


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**ERECTION OF FIVE DWELLINGS WITH GARAGES
LAND AT MITCHERY LANE, POY STREET GREEN, RATTLEDEN IP30 0SR**

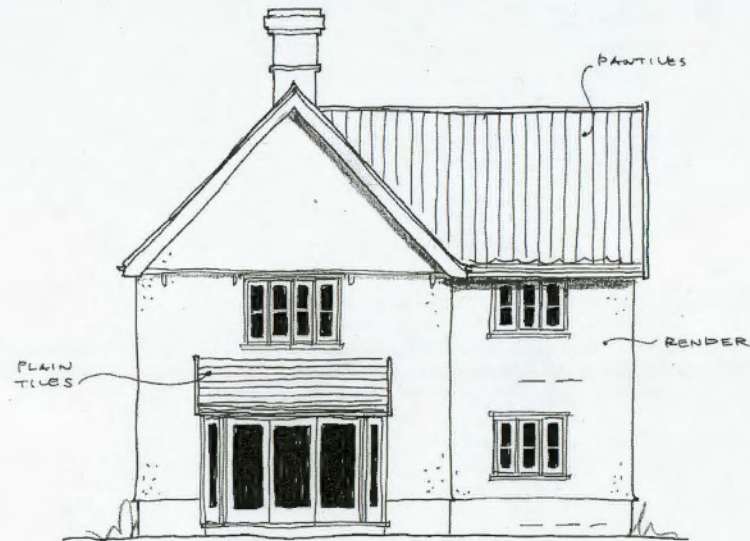




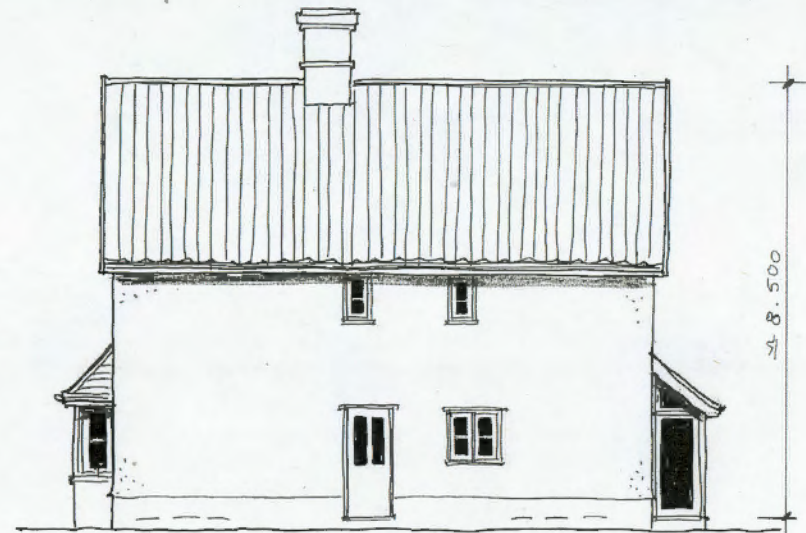
SITE LAYOUT PLAN 1:500

68

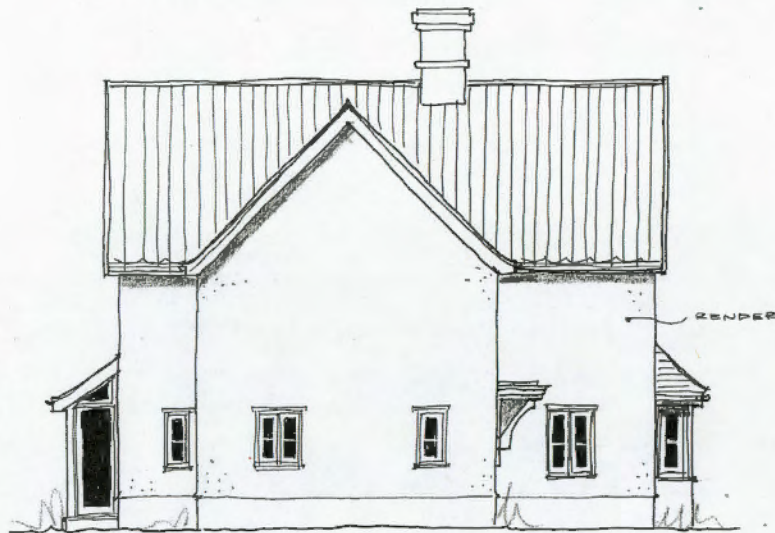
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Project:	DEVELOPMENT SITE, LAND OFF MITCHERY LANE, POY STREET GREEN, RATTLEDEN	Date:	SEPT 2016	
Drawing:	SITE LAYOUT PLAN	Contract:	4116 Drg No. 01 A	



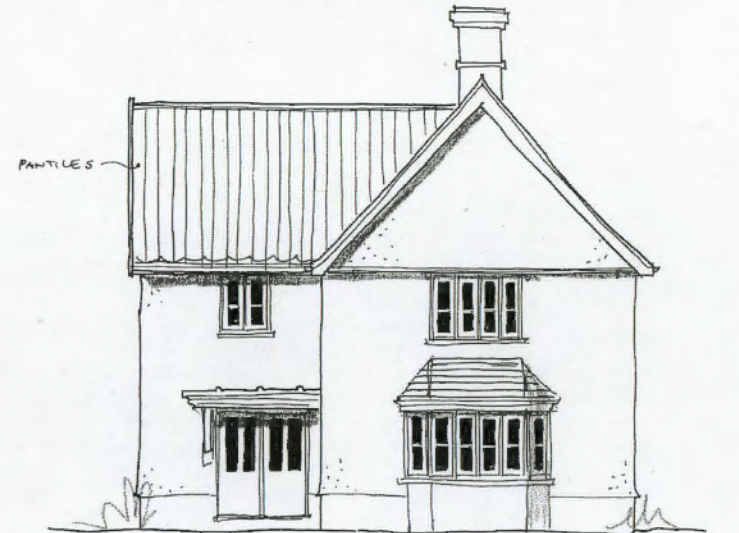
SOUTH - WEST ELEVATION ~ PLOT 1



NORTH - WEST ELEVATION ~



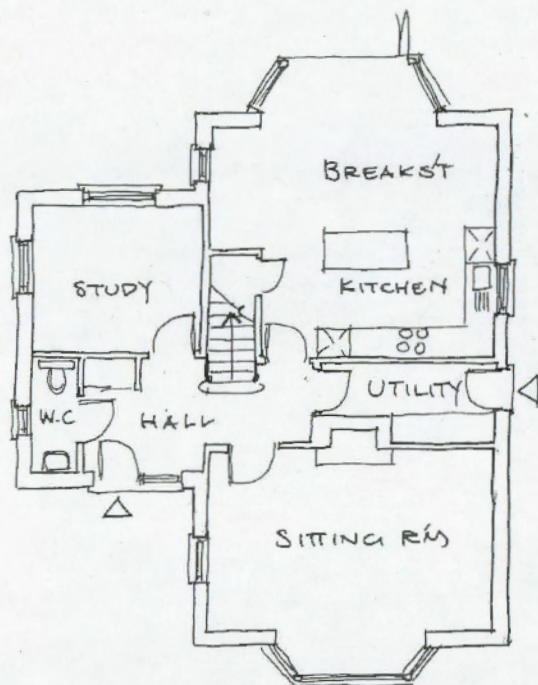
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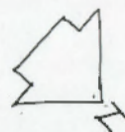
NORTH - EAST (FRONT) ELEVATION ~

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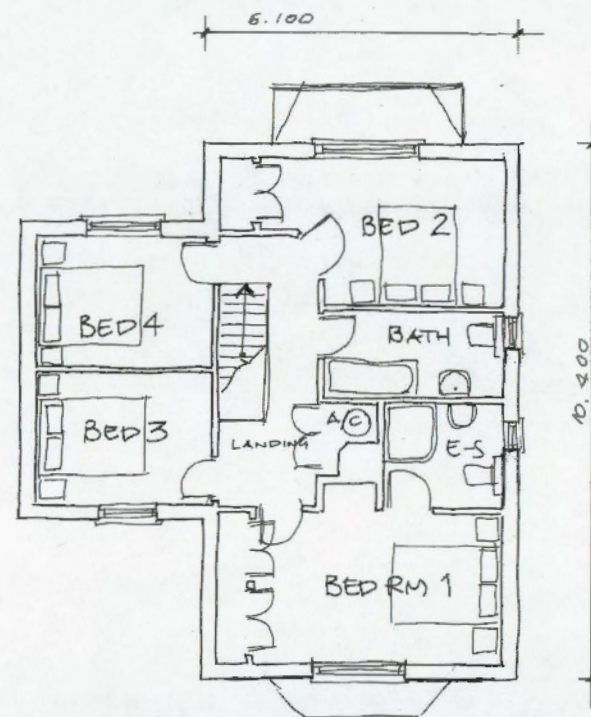
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Project:	PLOT 1 - DEVELOPMENT SITE, LAND OFF MITCHERY LANE, POY STREET GREEN, RATTLEDSEN	Date:	SEPT 2016	
Drawing:	DETAILED PLANNING	Contract:	4116 Drg No. 03	



GROUND FLOOR ~ 1:100



PLOT 1



FIRST FLOOR ~

70

Client	HARTOG HUTTON	Scale:	1:100	BROWN & SCARLETT ARCHITECTS 1 Old Hall Barns, Thurston Road Pakenham, IP31 2NG Tel: 01284 768800 info@brownandscarlett.co.uk
Project:	PLOT 1 - DEVELOPMENT SITE, LAND OFF MITCHERY LANE, POY STREET GREEN, RATTLEDSEN	Date:	SEPT 2016	
Drawing:	DETAILED PLANNING	Contract:	4116 Drg No. 02	



SOUTH-WEST ELEVATION ~ 1:100



SOUTH-EAST ELEVATION ~



NORTH-WEST ELEVATION ~ PLOT 2

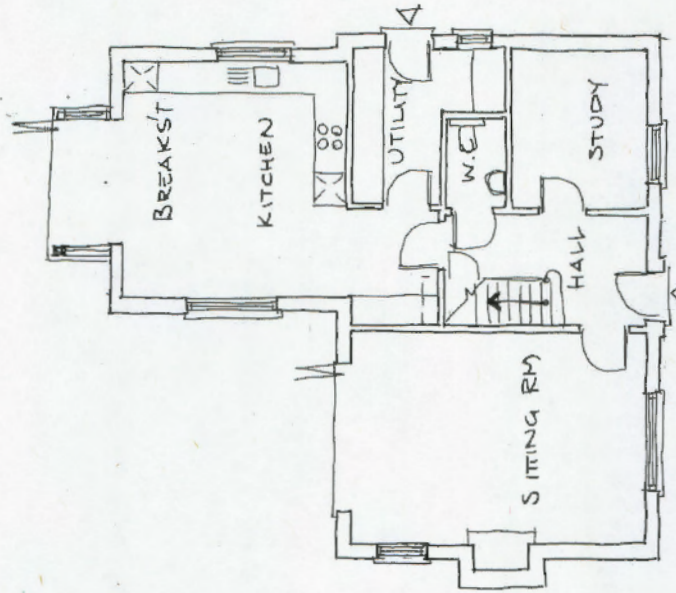
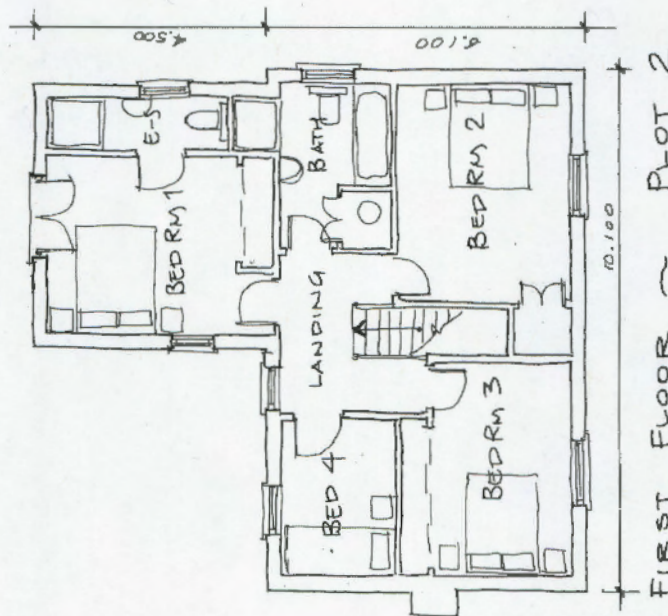
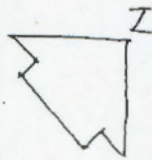


NORTH-EAST ELEVATION (FRONT)

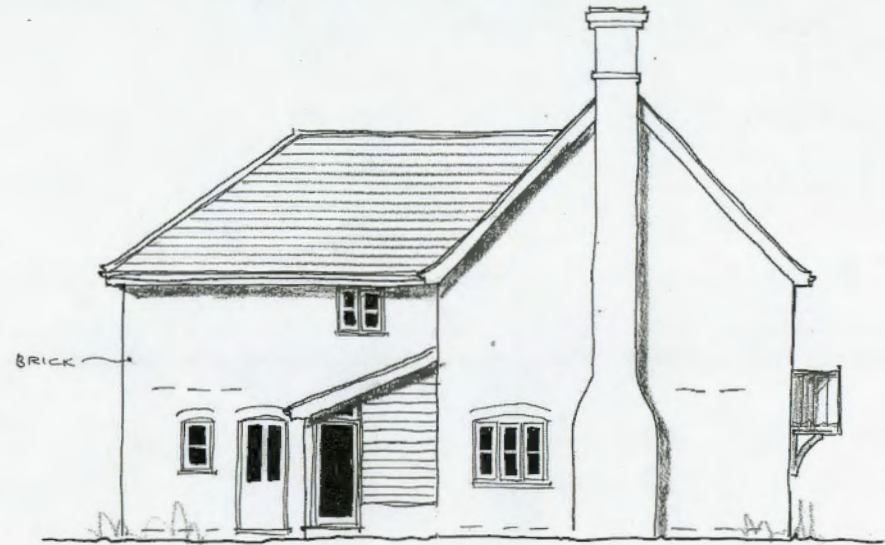
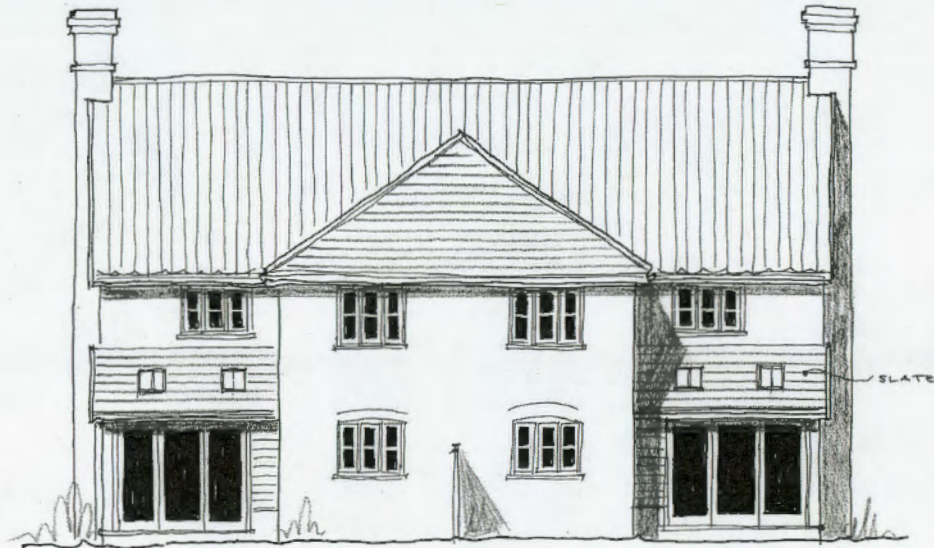
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Project:	PLOT 2 - DEVELOPMENT SITE, LAND OFF MITCHERY LANE, POY STREET GREEN, RATTLEDEN	Date:	SEPT 2016	
Drawing:	DETAILED PLANNING	Contract:	4116 Drg No. 05	

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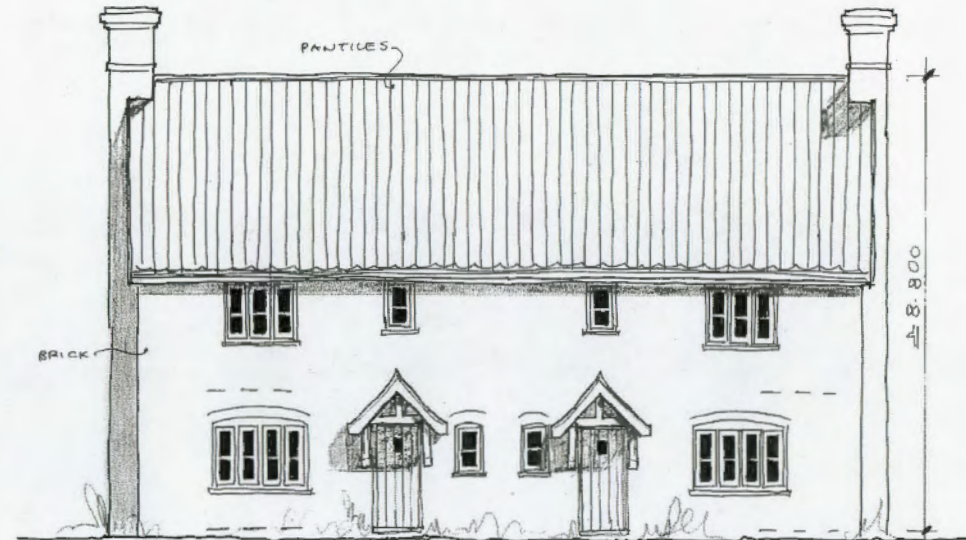
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Project:	PLOT 2 - DEVELOPMENT SITE, LAND OFF MITCHERY LANE, FOY STREET GREEN, RATTLEDEN	Date:	SEPT 2016		
Drawing:	DETAILED PLANNING	Contract:	4116	Dwg No.	04



SOUTH EAST ELEVATION ~ PLOT 4



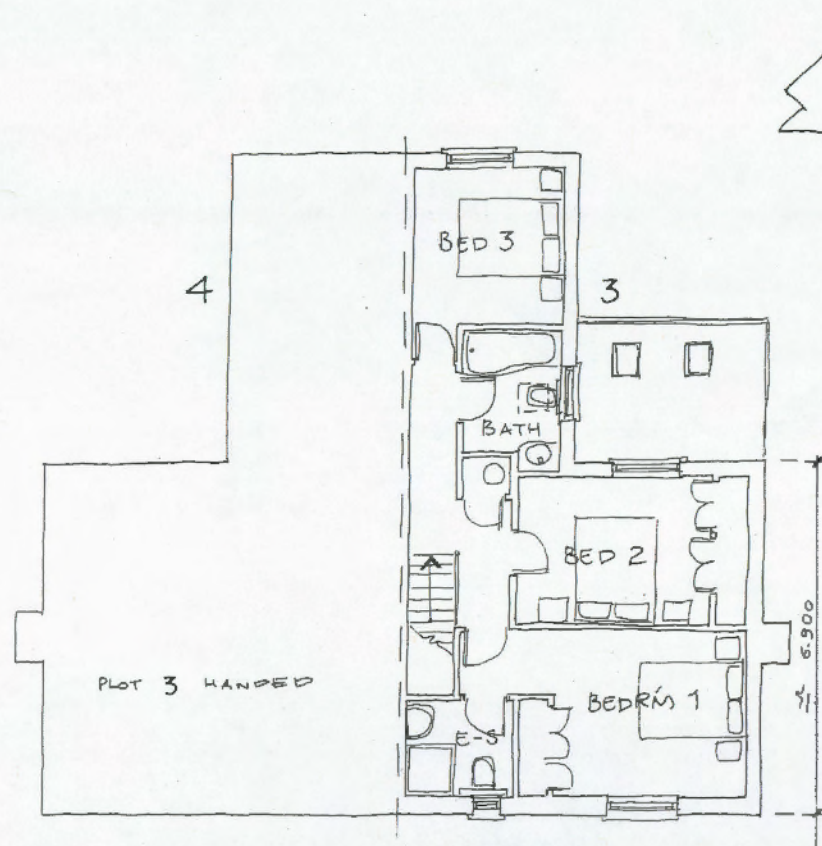
NORTH - WEST ELEVATION ~ 1:100 ~ PLOT 3



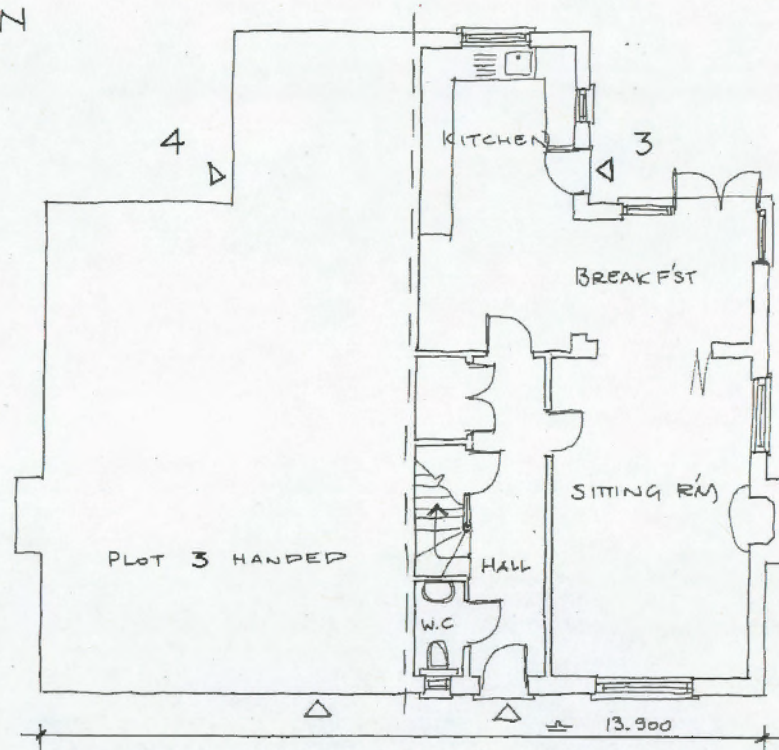
NORTH - EAST (FRONT) ELEVATION ~ PLOTS 3 & 4

73

Client	HARTOG HUTTON	Scale:	1:100	BROWN & SCARLETT ARCHITECTS 1 Old Hall Barns, Thurston Road Pakenham, IP31 2NG Tel: 01284 768800 info@brownandscarlett.co.uk
Project:	PLOT 3 & 4 - DEVELOPMENT SITE, LAND OFF MITCHERY LANE, POY STREET GREEN, RATTLESDEN	Date:	SEPT 2016	
Drawing:	DETAILED PLANNING	Contract:	4116 Drg No. 07	



FIRST FLOOR PLANS ~ PLOTS 3 & 4



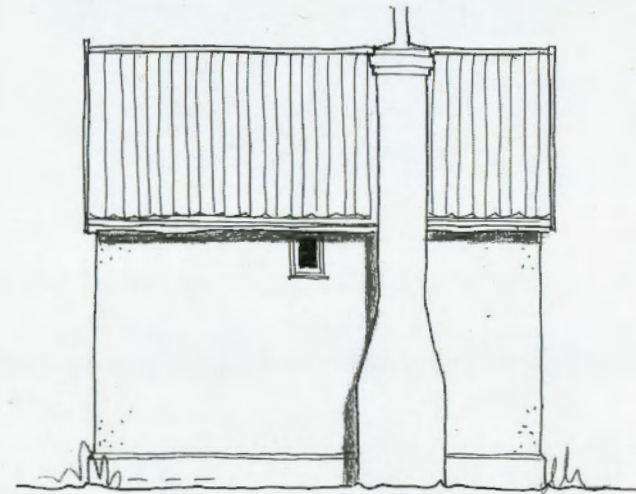
GROUND FLOOR ~ 1:100

ht

Client	HARTOG HUTTON	Scale:	1:100	BROWN & SCARLETT ARCHITECTS 1 Old Hall Barns, Thurston Road Pakenham, IP31 2NG Tel: 01284 768800 info@brownandscarlett.co.uk
Project:	PLOT 3 & 4 - DEVELOPMENT SITE, LAND OFF MITCHERY LANE, POY STREET GREEN, RATTLEDEN	Date:	SEPT 2016	
Drawing:	DETAILED PLANNING	Contract:	4116 Drg No. 06	



SOUTH - WEST ELEVATION ~



NORTH - WEST ELEVATION ~

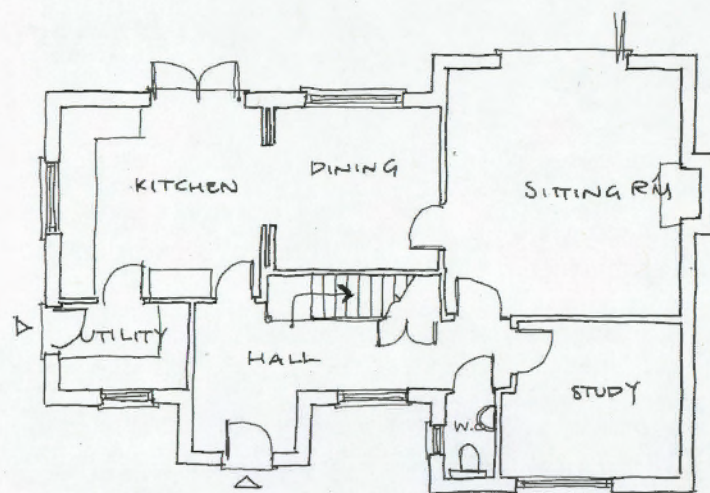


SOUTH - EAST ELEVATION ~ 1:100

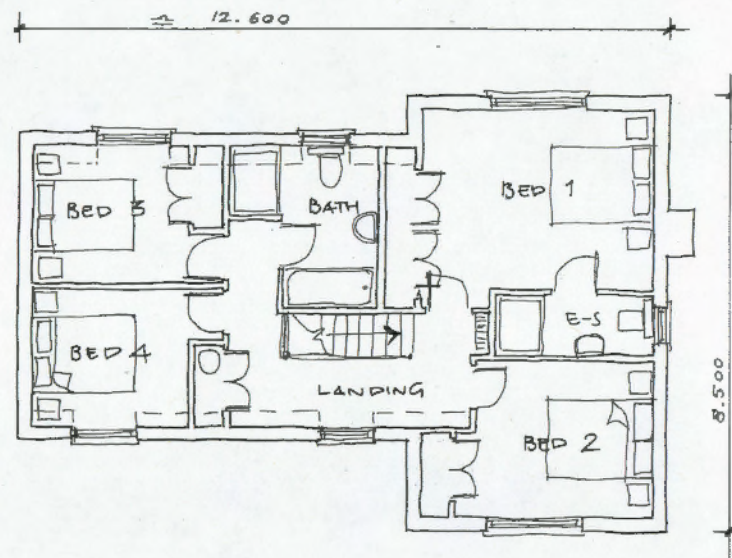


NORTH - EAST (FRONT) ELEVATION ~ PLOT 5

Client	HARTOG HUTTON	Scale:	1:100	BROWN & SCARLETT ARCHITECTS 1 Old Hall Barns, Thurston Road Pakenham, IP31 2NG Tel: 01284 768800 info@brownandscarlett.co.uk
Project:	PLOT 5 - DEVELOPMENT SITE, LAND OFF MITCHERY LANE, POY STREET GREEN, RATTLEDEN	Date:	SEPT 2016	
Drawing:	DETAILED PLANNING	Contract:	4116 Drg No. 09	

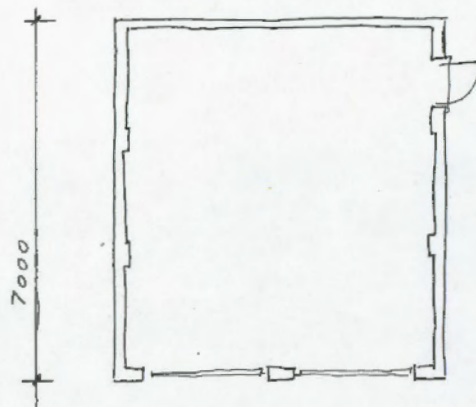
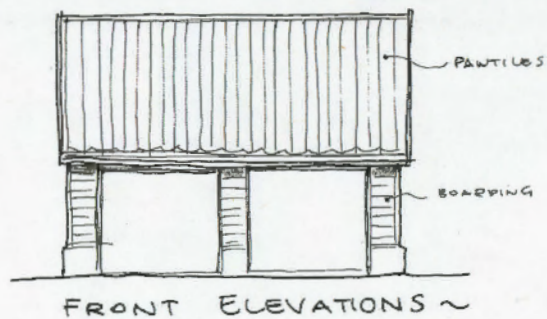
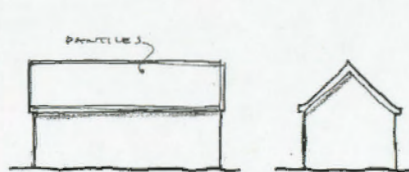
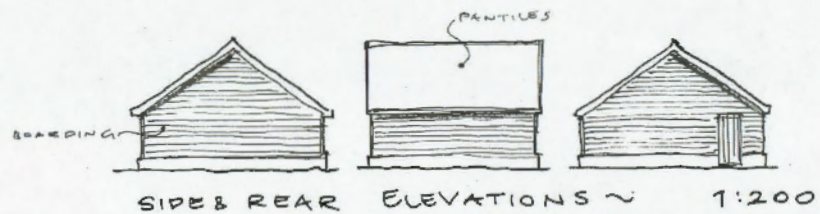


GROUND FLOOR ~ PLOT 5

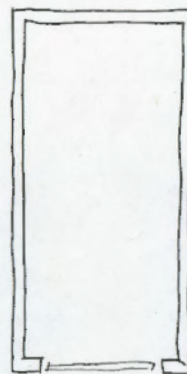


FIRST FLOOR ~ 1:100

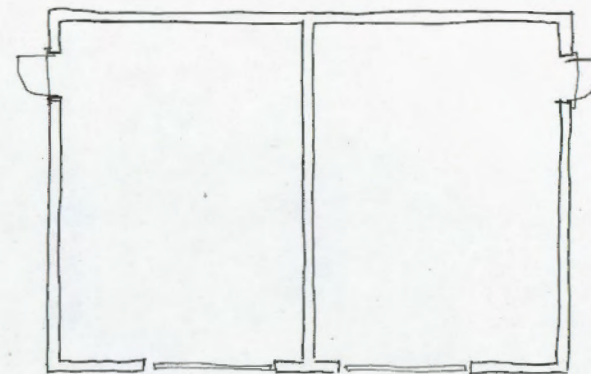
Client	HARTOG HUTTON	Scale:	1:100	BROWN & SCARLETT ARCHITECTS 1 Old Hall Barns, Thurston Road Pakenham, IP31 2NG Tel: 01284 768800 info@brownandscarlett.co.uk
Project:	PLOT 5 - DEVELOPMENT SITE, LAND OFF MITCHERY LANE, POY STREET GREEN, RATTLESDEN	Date:	SEPT 2016	
Drawing:	DETAILED PLANNING	Contract:	4116 Drg No. 08	



GARAGING ~ PLOT 5



PLOTS 3 & 4



PLOTS 1 & 2

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Client	HARTOG HUTTON	Scale:	1:100	BROWN & SCARLETT ARCHITECTS 1 Old Hall Barns, Thurston Road Pakenham, IP31 2NG Tel: 01284 768800 info@brownandscarlett.co.uk
Project:	GARAGING - DEVELOPMENT SITE, LAND OFF MITCHERY LANE, POY STREET GREEN, RATTLEDEN	Date:	SEPT 2016	
Drawing:	DETAILED PLANNING	Contract:	4116 Drg No. 10 A	

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Consultee Comments for application 4335/16

Application Summary

Application Number: 4335/16

Address: Land to the south east of Buff Rise, Rising Sun Hill, Rattlesden

Proposal: Erection of 5 dwellings with garages

Case Officer: Samantha Summers

Consultee Details

Name: Mr Doug Reed

Address: Second Thoughts Church Road, Elmswell, Bury St Edmunds IP30 9DY

Email: rattlesdenpc@live.co.uk

On Behalf Of: Rattlesden Parish Clerk

Comments

Rattlesden Parish Council SUPPORTS the application.

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From: David Pizzey
Sent: 11 November 2016 11:31
To: Samantha Summers
Cc: Planning Admin
Subject: 4335/16 Land to the south east of Buff Rise, Rattlesden.

Sam

There are no arboricultural implications relating to this proposal. Loss of small sections of hedgerow is regrettable but gaps already exist and new planting can be provided in mitigation.

David

David Pizzey

Arboricultural Officer

Hadleigh office: 01473 826662

Needham Market office: 01449 724555

david.pizzey@baberghmidsuffolk.gov.uk

www.babergh.gov.uk and www.midsuffolk.gov.uk

Babergh and Mid Suffolk District Councils - Working Together

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From: Nathan Pittam
Sent: 17 November 2016 10:21
To: Planning Admin
Subject: 4335/16/FUL. EH - Land Contamination.

M3 : 186442
4335/16/FUL. EH - Land Contamination.
Land to the south east of Buff Rise, Rising Sun Hill, Rattlesden, BURY ST EDMUNDS, Suffolk.
Erection of 5 dwellings with garages.

Many thanks for your request for comments in relation to the above application. I have reviewed the application documents and can confirm that I believe that the risks from contamination at the site are sufficiently low that we cannot require any additional works as part of the planning permission that may be granted for the site.

Regards

Nathan

Nathan Pittam BSc. (Hons.) PhD
Senior Environmental Management Officer
Babergh and Mid Suffolk District Councils – Working Together
t: 01449 724715 or 01473 826637
w: www.babergh.gov.uk www.midsuffolk.gov.uk



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

Suffolk Wildlife Trust
Brooke House
Ashbocking
Ipswich
IP6 9JY

01473 890089
info@suffolkwildlifetrust.org
suffolkwildlifetrust.org

16/11/2016

Dear Samantha Summers,

RE: 4335/16 Erection of 5 dwellings with garages. Land to the south east of Buff Rise, Rising Sun Hill, Rattlesden

Thank you for sending us details of this application, we have the following comments:

We have read the ecological survey report (Hillier Ecology Limited, March 2016) and we are satisfied with the findings of the consultant. The site layout plan indicates the planting of a new hedge to the east of the development. This hedge should include a diverse mix of native species appropriate to this location in Suffolk, ideally sourced locally.

We request that the recommendations made within the report and this letter, are implemented in full, via a condition of planning consent, should permission be granted.

If you require any further information, please do not hesitate to contact us.

Yours sincerely

Jill Crighton
Conservation Planner

Resource Management
Bury Resource Centre
Hollow Road
Bury St Edmunds
Suffolk
IP32 7AY

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

Enquiries to: James Rolfe
Direct Line: 01284 741225
Email: James.Rolfe@suffolk.gov.uk
Web: <http://www.suffolk.gov.uk>

Our Ref: 2016_4335
Date: 29 November 2016

For the Attention of Samantha Summers

Dear Mr Isbell

**Planning Application 4335/16 Land to the south east of Buff Rise Rising Sun Hill
Rattlesden: Archaeology**

This site lies in an area of archaeological potential recorded on the County Historic Environment Record, in close proximity to a medieval moat (RAT 004), a Roman road (RAT 012) and a Roman pottery scatter (RAT 048). As a result, there is high potential for the discovery of below-ground heritage assets of archaeological importance within this area, and groundworks associated with the development have the potential to damage or destroy any archaeological remains which exist.

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 the *National Planning Policy Framework* (Paragraph 141), any permission granted should be the subject of a planning condition to record and advance understanding of the significance of any heritage asset before it is damaged or destroyed.

In this case the following two conditions 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 part 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 mitigation. 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.

Further details on our advisory services and charges can be found on our website: <http://www.suffolk.gov.uk/archaeology/>

Please do get in touch if there is anything that you would like to discuss or you require any further information.

Yours sincerely,

James Rolfe

Archaeological Officer
Conservation Team