

Consultee Comments for Planning Application DC/21/05923

Application Summary

Application Number: DC/21/05923

Address: Land Adjacent Greenacres Garden House Lane Rickingham Superior Suffolk IP22 1EA

Proposal: Application for approval of Reserved Matters following Outline Planning Permission 3858/16, Erection of up to 42 No dwellings, supporting infrastructure and new vehicular access (highway and pedestrian) submission of details for Appearance, Landscaping, Layout and Scale for Erection of 41No dwellings (including 14 affordable and 5No self build).

Case Officer: Vincent Pearce

Consultee Details

Name: Mrs Leeann Jackson-Eve

Address: Wayside, Cherry Tree Lane, Botesdale Diss, Suffolk IP22 1DL

Email: Not Available

On Behalf Of: Rickingham Superior And Inferior Parish Clerk

Comments

Rickingham Parish Council (PC) appreciates the extension to comment until 6 December. However, councillors were able to discuss it at the November meeting and based on the concerns outlined below, the PC objects to this application.

The PC feels this is a positive start to the process. However, there are several issues which the developer has failed to address, making it difficult to assess the application, particularly with regard to the Botesdale and Rickingham Neighbourhood Plan (B&R NP). The PC would like to point out that this could potentially have been rectified by discussion between the developer and the PC prior to submitting the application. Unfortunately, the PC has not been approached.

Policy B&R 4 of the Neighbourhood Plan allocates the site for development and is referred to on p11 of the application Design Statement. However, the application doesn't appear to refer to the requirements of this Policy except with regard to direct links to the adjoining public rights of way network in 7.13 of the application Design Statement. This Policy also requires children's play provision and "new and substantive tree and hedgerow screen using native species on the south-east and north-east boundaries of the site". There is no mention of play provision and the landscape proposals for that boundary treatment are rather less than substantive.

Policy B&R 9 requires developments to provide a higher proportion of three bedroomed dwellings. The Reserved Matters application provides 5 x 4 bedrooms, 23 x 3 bedrooms, 7 x 2 bedrooms, 6 x 1 bedrooms, and the PC feels this is a very good mix.

Policy B&R 10 requires developments to meet the minimum internal floor space standards, a

requirement also set out in Policy LP26 of the emerging Joint Local Plan. Although it appears that the development meets these requirements, this is not specified within the application. In addition, there is no reference to the requirement for covered storage of all wheelie bins and cycles and this appears to not be provided.

Policy B&R 15 sets out a number of criteria against which a proposal will be considered. There is no specific evidence that any of these criteria have been assessed and it is dismissed with one sentence in 7.31 of the application Design Statement. The Policy also requires planning applications to "as appropriate to the proposal, demonstrate how they satisfy the requirements of the Development Design Checklist in Appendix 4" of the Plan, which is taken from the Botesdale and Rickingham Design Codes document prepared in support of the Neighbourhood Plan, and there is no specific evidence of this. At a minimum, they should address each point and how it is met by the application. The PC would particularly like more information on sustainable construction and materials, and energy efficiency measures (Reducing Carbon Emissions) which will be implemented, rather than telling us what will be "considered for the site" "where feasible".

The PC's comments on the outline planning permission 3858/16 expressed concern about the public right of way running between the site and the Ryders Way development as follows: "The close proximity of the trees bordering the new site to the public footpath would result in a narrow, damp, lightless tunnel affecting the quality and the security of the public right of way. It would be an improvement to have an open buffer zone between the footpath and any development on site." Paragraph 69 of the NPPF says that Planning policies and decisions should aim to achieve places which promote safe and accessible developments, containing clear and legible pedestrian routes, and high-quality public space, which encourage the active and continual use of public areas. There are continuing concerns about the effect the enclosure will have on the footpath, particularly with regard to the access point junctions where it is likely that the footpath will become a muddy track. It would be appropriate and desirable to make improvements to the public right of way to encourage continued use, as well as personal safety. The PC questions whether a 2m hedge is the appropriate buffer here given that it is unlikely to be maintained by the adjacent landowners and will almost certainly grow to encroach onto the footpath. The PC would prefer widening of the footpath with a better surface and a more open buffer zone. This would accord with the recommendations from the Design Out Crime Officer in response to 3858/16 that the footpath should be preferably at least 3m across to allow people to pass one another without infringing on personal space with low growing and regularly maintained vegetation on either side.

Finally, there are concerns about construction traffic management and potential parking/turning of vehicles on Garden House Lane. The PC would request that the Construction Management Plan should restrict construction related parking to the site and to make provision for large vehicles to manoeuvre on site as there is no room to do so on Garden House Lane.

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Case Officer: Vincent Pearce

Consultee Details

Name: Mrs Leeann Jackson-Eve

Address: Wayside, Cherry Tree Lane, Botesdale Diss, Suffolk IP22 1DL

Email: Not Available

On Behalf Of: Rickingham Superior And Inferior Parish Clerk

Comments

The Parish Council appreciates the response to earlier comments and has no objection to the current application. However, it would like to be included on any further consultation on the Construction Management Plan.

From: Planning Liaison
Sent: 03 November 2021 15:27
To: BMSDC Planning Area Team Yellow
Subject: RE: MSDC Planning Consultation Request - DC/21/05923

Good afternoon Vincent

Thank you for your email for the reserved matters application DC/21/05923

This application is related to details for Appearance, Landscaping, Layout and Scale, this is outside of our jurisdiction to make comments

Please do not hesitate to consult Anglian Water for drainage related matters

Kind regards

Sandra De Olim
Pre-Development Advisor



Historic England

Mr Vincent Pearce
Babergh Mid Suffolk
Endeavour House
8 Russell Road
Ipswich
Suffolk
IP1 2BX

Direct Dial: 01223 582740

Our ref: **W:** P01444807

8 November 2021

Dear Mr Pearce

**T&CP (Development Management Procedure) (England) Order 2015
& Planning (Listed Buildings & Conservation Areas) Regulations 1990**

**LAND ADJACENT TO GREENACRES, GARDEN HOUSE LANE , RICKINGHALL
SUPERIOR , SUFFOLK, IP22 1EA
Application No. DC/21/05923**

Thank you for your letter of 29 October 2021 regarding the above application for planning permission. On the basis of the information available to date, we do not wish to offer any comments. We suggest that you seek the views of your specialist conservation and archaeological advisers, as relevant.

It is not necessary for us to be consulted on this application again, unless there are material changes to the proposals. However, if you would like detailed advice from us, please contact us to explain your request.

Yours sincerely

Sophie Cattier

Assistant Inspector of Historic Buildings and Areas
E-mail: sophie.cattier@HistoricEngland.org.uk



24 BROOKLANDS AVENUE, CAMBRIDGE, CB2 8BU

Telephone 01223 582749
HistoricEngland.org.uk



From: BMSDC Planning Area Team Yellow <planningyellow@babberghmidsuffolk.gov.uk>

Sent: 11 Nov 2021 12:09:14

To:

Cc:

Subject: FW: Consultation Response - DC/21/05923

Attachments:

From: SM-NE-Consultations (NE) <consultations@naturalengland.org.uk>

Sent: 11 November 2021 11:39

To: BMSDC Planning Area Team Yellow <planningyellow@babberghmidsuffolk.gov.uk>

Subject: Consultation Response - DC/21/05923

FAO : Vincent Pearce

Dear Mr Pearce

Application ref: DC/21/05923

Our ref: 373650

Thank you for your consultation.

Natural England has no comments to make on this application.

Natural England has not assessed this application for impacts on protected species. Natural England has published [Standing Advice](#) which you can use to assess impacts on protected species or you may wish to consult your own ecology services for advice.

Natural England and the Forestry Commission have also published standing advice on [ancient woodland and veteran trees](#) which you can use to assess any impacts on ancient woodland.

The lack of comment from Natural England does not imply that there are no impacts on the natural environment, but only that the application is not likely to result in significant impacts on statutory designated nature conservation sites or landscapes. It is for the local planning authority to determine whether or not this application is consistent with national and local policies on the natural environment. Other bodies and individuals may be able to provide information and advice on the environmental value of this site and the impacts of the proposal to assist the decision making process. We advise LPAs to obtain specialist ecological or other environmental advice when determining the environmental impacts of development.

We recommend referring to our SSSI Impact Risk Zones (available on [Magic](#) and as a downloadable [dataset](#)) prior to consultation with Natural England. Further guidance on when to consult Natural England on planning and development proposals is available on gov.uk at <https://www.gov.uk/guidance/local-planning-authorities-get-environmental-advice>

Yours sincerely

Joe Thorpe

Operations Delivery
Consultations Team
Natural England
Hornbeam House
Crewe Business Park, Electra Way
Crewe, Cheshire, CW1 6GJ

Tel 0300 060 3900

mail to: consultations@naturalengland.org.uk

www.gov.uk/natural-england

Natural England offers two chargeable services - the Discretionary Advice Service, which provides pre-application and post-consent advice on planning/licensing proposals to developers and consultants, and the Pre-submission Screening Service for European Protected Species mitigation licence applications. These services help applicants take appropriate account of environmental considerations at an early stage of project development, reduce uncertainty, the risk of delay and added cost at a later stage, whilst securing good results for the natural environment.

For further information on the Discretionary Advice Service see [here](#)

For further information on the Pre-submission Screening Service see [here](#)

From: BMSDC Planning Area Team Yellow <planningyellow@baberghmidsuffolk.gov.uk>

Sent: 09 Dec 2021 02:17:31

To:

Cc:

Subject: FW: Reserved Matters Application DC/21/05923 - Land Adjacent Greenacres Garden House Lane Rickinghall Superior: Archaeology

Attachments:

From: Matthew Baker <Matthew.Baker@suffolk.gov.uk>

Sent: 09 December 2021 12:47

To: Vincent Pearce <Vincent.Pearce@baberghmidsuffolk.gov.uk>; BMSDC Planning Mailbox <planning@baberghmidsuffolk.gov.uk>

Subject: Reserved Matters Application DC/21/05923 - Land Adjacent Greenacres Garden House Lane Rickinghall Superior: Archaeology

Dear Vincent Pearce,

This application lies in an area of high archaeological interest recorded in the County Historic Environment Record (HER). Within the site itself, finds of medieval date have been recorded (HER ref no. RKS 046) and a Roman site is located less than 100m to the west (RKS 010). A number of Roman, Saxon and medieval finds scatters have also been recorded within the immediate vicinity (RKS 010 and 029). As a result, there is a strong possibility that heritage assets of archaeological interest will be encountered at this location.

The outline planning permission (3858/16) has been granted with conditions for archaeological investigation and reporting (conditions 9 and 10). The site requires a trenched archaeological evaluation to assess the archaeological potential of the site, followed by mitigation as appropriate. To date no archaeological work has been undertaken. However, conditions for archaeology would not be required on the Reserved Matters.

Do please get in contact if you or the applicant have any questions.

Kind regards,

Matthew

Matthew Baker
Archaeological Officer

Suffolk County Council Archaeological Service,
Bury Resource Centre,
Hollow Road,
Bury St Edmunds,
IP32 7AY

Tel.: 01284 741329

Mob.: 07707649302

Email: matthew.baker@suffolk.gov.uk

Website: <http://www.suffolk.gov.uk/archaeology>

Suffolk Heritage Explorer: <https://heritage.suffolk.gov.uk>

Follow us on Twitter: [@SCCArchaeology](https://twitter.com/SCCArchaeology)

Like us on Facebook: [@SCCArchaeologicalService](https://www.facebook.com/SCCArchaeologicalService)

Follow us on Instagram: [@SCCArchaeology](https://www.instagram.com/SCCArchaeology)

If you are contacting me about Development Management please quote the planning application number where possible.

Your ref: DC/21/05923
Our ref: Rickinghall Superior – land adjacent
Greenacres, Garden House Lane 44350
Date: 02 November 2021
Enquiries: Neil McManus
Tel: 07973 640625
Email: neil.mcmanus@suffolk.gov.uk

Vincent Pearce,
Growth & Sustainable Planning,
Babergh and Mid Suffolk District Councils,
Endeavour House,
8 Russell Road,
Ipswich,
Suffolk,
IP1 2BX

Dear Vincent,

Rickinghall Superior: land adjacent Greenacres, Garden House Lane – reserved matters application

I refer to the proposal: application for approval of reserved matters following outline planning permission 3858/16, erection of up to 42no. dwellings, supporting infrastructure, and new vehicular access (highway and pedestrian). Submission of details for appearance, landscaping, layout, and scale for erection of 41no. dwellings (including 14 affordable and 5no. self-build).

Outline planning permission was granted by the Decision Notice dated 19 November 2018. All infrastructure contributions fall to CIL. The county council may make a future bid(s) for CIL funds if the reserved matters application is granted and the scheme built out. I have no further comments to make on this application.

I have copied to county council colleagues who deal with highways, flood planning, and archaeological matters.

Yours sincerely,



Neil McManus BSc (Hons) MRICS
Development Contributions Manager
Growth, Highways & Infrastructure

cc Ben Chester, SCC (highways)
Jason Skilton, SCC (LLFA)
Suffolk Archaeological Service

-----Original Message-----

From: Water Hydrants

Sent: 01 November 2021 10:19

Subject: FW: MSDC Planning Consultation Request - DC/21/05923

Fire Ref.: F190965

Good Morning,

Thank you for your letter regarding the Reserved Matters for this site.

Please ensure that Condition 11, on the original Decision Notice on planning application, 3858/16, follows this build to its conclusion.

If you have any queries, please let us know, quoting the above Fire Ref. number.

Kind regards,

A Stordy

Admin to Water Officer

Fire and Public Safety Directorate, SCC

From: GHI Floods Planning

Sent: 21 March 2022 11:12

Subject: 2022-03-21 JS reply Land Adj Greenacres, Garden House Lane, Rickinghall Superior IP22 1EA REF DC/21/05923 Approval of Reserved Matters

Dear Vincent Pearce,

Subject: Land Adj Greenacres, Garden House Lane, Rickinghall Superior IP22 1EA REF DC/21/05923 Approval of Reserved Matters

Suffolk County Council, as Lead Local Flood Authority (LLFA), have reviewed application ref DC/21/0592.

The following submitted documents have been reviewed and we recommend an **approval** at this time

- Site Layout Plan Ref 5777-1 Rev E
- Landscape Proposal Ref LSDP1760.01
- Basin Cross Section & Swale Detail ref 2108-505 007A
- Surface Water Drainage & Levels Sheet 1 Ref 2108-605 001B
- Surface Water Drainage & Levels Sheet 2 Ref 2108-606 002D

We propose the following condition in relation to surface water drainage for this application.

- Any works to a watercourse may require consent under section 23 of the Land Drainage Act 1991
- Any discharge to a watercourse or groundwater needs to comply with the Water Environment (Water Framework Directive) (England and Wales) Regulations 2017
- Any discharge of surface water to a watercourse that drains into an Internal Drainage Board district catchment is subject to payment of a surface water developer contribution
- Any works to lay new surface water drainage pipes underneath the public highway will need a licence under section 50 of the New Roads and Street Works Act
- Any works to a main river may require an environmental permit

Kind Regards

Jason Skilton
Flood & Water Engineer
Suffolk County Council

From: BMSDC Planning Area Team Yellow <planningyellow@baberghmidsuffolk.gov.uk>

Sent: 19 Jan 2022 10:21:50

To:

Cc:

Subject: FW: 2022-01-19 JS Reply Land Adjacent Greenacres, Garden House Lane, Rickingham Superior IP22 1EA Ref DC/21/05923 ARM

Attachments:

From: GHI Floods Planning <floods.planning@suffolk.gov.uk>

Sent: 19 January 2022 07:27

To: BMSDC Planning Area Team Yellow <planningyellow@baberghmidsuffolk.gov.uk>

Cc: Vincent Pearce <Vincent.Pearce@baberghmidsuffolk.gov.uk>

Subject: 2022-01-19 JS Reply Land Adjacent Greenacres, Garden House Lane, Rickingham Superior IP22 1EA Ref DC/21/05923 ARM

Dear Vincent Pearce,

Subject: Land Adj Greenacres, Garden House Lane, Rickingham Superior IP22 1EA REF DC/21/05923 Approval of Reserved Matters

Suffolk County Council, as Lead Local Flood Authority (LLFA), have reviewed application ref DC/21/0592.

The following submitted documents have been reviewed and we recommend a **maintaining a holding objection** at this time:

- Site Layout Plan Ref 5777-1 Rev E
- Landscape Proposal Ref LSDP1760.01
- Basin Cross Section & Swale Detail ref 2108-505 007
- Surface Water Drainage & Levels Sheet 1 Ref 2108-605 001B
- Surface Water Drainage & Levels Sheet 2 Ref 2108-606 002C

A holding objection is necessary because some details of the attenuation basin do not meet the requirement of the LLFA.

The holding objection is a temporary position to allow reasonable time for the applicant and the LLFA to discuss what additional information is required to overcome the objection(s). This Holding Objection will remain the LLFA's formal position until the local planning authority (LPA) is advised to the contrary. If the LLFA position remains as a Holding Objection at the point the LPA wishes to determine the application, the LPA should treat the Holding Objection as a Formal Objection and recommendation for Refusal to the proposed development. The LPA should provide at least 2 weeks prior notice of the publication of the committee report so that the LLFA can review matters and provide suggested planning conditions, even if the LLFA position is a Formal Objection.

The points below detail the action required to overcome our current objection:-

1. Re submit the cross-sectional drawings of the attenuation basin - side slopes no greater than 1:4, 1.5m wet/dry benches every 0.6m depth of water, 3m maintenance strip, 300-500mm freeboard and depicting the depths of water for 1:2, 1:30 and 1:100+CC rainfall event

Kind Regards

Jason Skilton

Flood & Water Engineer

Suffolk County Council

Growth, Highway & Infrastructure

Endeavour House, 8 Russell Rd, Ipswich, Suffolk IP1 2BX

****Note I am remote working for the time being****

From: GHI Floods Planning

Sent: 08 November 2021 13:45

Subject: 2021-11-08 JS Reply Land Adj Greenacres, Garden House Lane, Rickinghall Superior IP22 1EA REF DC/21/05923 ARM

Dear Vincent Pearce,

Subject: Land Adj Greenacres, Garden House Lane, Rickinghall Superior IP22 1EA REF DC/21/05923
Approval of Reserved Matters

Suffolk County Council, as Lead Local Flood Authority (LLFA), have reviewed application ref DC/21/0592.

The following submitted documents have been reviewed and we recommend a **holding objection** at this time:

- Site Layout Plan Ref 5777-1 Rev E
- Landscape Proposal Ref LSDP1760.01

A holding objection is necessary because some detail is required about the SuDs features and access to the development.

The holding objection is a temporary position to allow reasonable time for the applicant and the LLFA to discuss what additional information is required in order to overcome the objection(s). This Holding Objection will remain the LLFA's formal position until the local planning authority (LPA) is advised to the contrary. If the LLFA position remains as a Holding Objection at the point the LPA wishes to determine the application, the LPA should treat the Holding Objection as a Formal Objection and recommendation for Refusal to the proposed development. The LPA should provide at least 2 weeks prior notice of the publication of the committee report so that the LLFA can review matters and provide suggested planning conditions, even if the LLFA position is a Formal Objection.

The points below detail the action required in order to overcome our current objection:-

1. Submit cross sectional drawings of the attenuation basin and roadside swale depicting side slopes, 1.5m wet/dry benches every 0.6m depth of water, maintenance strip, freeboard
 - a. Basin - side slopes no greater than 1:4, 1.5m wet/dry benches every 0.6m depth of water, 3m maintenance strip, 300-500mm freeboard and depicting the depths of water for 1:2, 1:30 and 1:100+CC rainfall event
 - b. Swales – side slopes no greater than 1:3 depicting the depths of water for 1:2, 1:30 and 1:100+CC rainfall event
2. Applicant needs to demonstrate how the access to the development is to be gain, as these is a watercourse at the front of the site.
 - a. LLFA preference is that the access is bridge rather than culverted.

Kind Regards

Jason Skilton
Flood & Water Engineer
Suffolk County Council
Growth, Highway & Infrastructure

Your Ref: DC/21/05923
Our Ref: SCC/CON/1625/22
Date: 3 May 2022
Highways Enquiries to: Highways.DevelopmentControl@suffolk.gov.uk



All planning enquiries should be sent to the Local Planning Authority.

Email: planning@babberghmidsuffolk.gov.uk

The Planning Department
MidSuffolk District Council
Planning Section
1st Floor, Endeavour House
8 Russell Road
Ipswich
Suffolk
IP1 2BX

For the attention of: Vincent Pearce - MSDC

Dear Vincent

TOWN AND COUNTRY PLANNING ACT 1990 CONSULTATION RETURN: DC/21/05923

PROPOSAL: Application for approval of Reserved Matters following Outline Planning Permission 3858/16, Erection of up to 42 No dwellings, supporting infrastructure and new vehicular access (highway and pedestrian) submission of details for Appearance, Landscaping, Layout and Scale for Erection of 41No dwellings (including 14 affordable and 5No self build).

LOCATION: Land Adjacent Greenacres, Garden House Lane, Rickinghall Superior, Suffolk IP22 1EA

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

The proposed layout is acceptable to the Highway Authority but it should be noted that exact details of any adoptable highway design will be agreed if the developer enters into formal agreement with the Highway Authority under Section 38 of the Highways Act 1980 relating to the adoption of the estate roads. Therefore, the layout plans supplied may need to be slightly revised as part of the agreement process.

The majority of the necessary highway related planning conditions were included in the outline grant 3858/16 but it is recommended that the following additional planning conditions are included, should permission be granted (the latter was missing from the outline - potentially should have been condition 22):

Condition: Before the development is commenced details of the areas and infrastructure to be provided for electric vehicle charging shall be submitted to and approved in writing by the Local Planning Authority. The approved scheme shall be implemented for each dwelling prior to its first occupation and retained as such thereafter.

Reason: In accordance with the Suffolk Guidance for Parking (2019).

Condition: Before the development is commenced, details of the estate roads and footpaths, (including layout, levels, gradients, surfacing, lighting, traffic calming and means of surface water drainage), shall be submitted to and approved in writing by the Local Planning Authority.

Reason: In the interests of highway safety to ensure that roads/footways are constructed to an acceptable standard.

Note: The Local Planning Authority recommends that developers of housing estates should enter into formal agreements with the Highway Authority under Section 38 of the Highways Act 1980 in the interests of securing the satisfactory delivery, and long term maintenance, of the new streets.

For further information please visit:
<https://www.suffolk.gov.uk/planning-waste-and-environment/planning-and-development-advice/application-for-works-licence/>

Please note that this development may be subject to the Advance Payment Code and the addition of non statutory undertakers plant may render the land unadoptable by SCC Highways for example flogas and LPG.

Yours sincerely,

Ben Chester
Senior Transport Planning Engineer
Growth, Highways and Infrastructure

Your Ref: DC/21/05923
Our Ref: SCC/CON/0543/22
Date: 25 February 2022
Highways Enquiries to: Highways.DevelopmentControl@suffolk.gov.uk



All planning enquiries should be sent to the Local Planning Authority.

Email: planning@babberghmidsuffolk.gov.uk

The Planning Department
MidSuffolk District Council
Planning Section
1st Floor, Endeavour House
8 Russell Road
Ipswich
Suffolk
IP1 2BX

For the attention of: Vincent Pearce - MSDC

Dear Vincent

TOWN AND COUNTRY PLANNING ACT 1990 CONSULTATION RETURN: DC/21/05923

PROPOSAL: Application for approval of Reserved Matters following Outline Planning Permission 3858/16, Erection of up to 42 No dwellings, supporting infrastructure and new vehicular access (highway and pedestrian) submission of details for Appearance, Landscaping, Layout and Scale for Erection of 41No dwellings (including 14 affordable and 5No self build).

LOCATION: Land Adjacent Greenacres, Garden House Lane, Rickinghall Superior, Suffolk IP22 1EA

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

Whilst the proposal is now generally acceptable to the Highway Authority, following discussions with the applicant's consultant, we are awaiting further amended plans and approval from the LLFA that the principle of drainage is acceptable, before providing a positive response with any recommended highway related planning conditions.

Yours sincerely,

Ben Chester
Senior Transport Planning Engineer
Growth, Highways and Infrastructure

Your Ref: DC/21/05923
Our Ref: SCC/CON/4983/21
Date: 19 November 2021
Highways Enquiries to: Highways.DevelopmentControl@suffolk.gov.uk



All planning enquiries should be sent to the Local Planning Authority.

Email: planning@babberghmidsuffolk.gov.uk

The Planning Department
MidSuffolk District Council
Planning Section
1st Floor, Endeavour House
8 Russell Road
Ipswich
Suffolk
IP1 2BX

For the attention of: Vincent Pearce - MSDC

Dear Vincent

TOWN AND COUNTRY PLANNING ACT 1990 CONSULTATION RETURN: DC/21/05923

PROPOSAL: Application for approval of Reserved Matters following Outline Planning Permission 3858/16, Erection of up to 42 No dwellings, supporting infrastructure and new vehicular access (highway and pedestrian) submission of details for Appearance, Landscaping, Layout and Scale for Erection of 41No dwellings(including 14 affordable and 5No self build).

LOCATION: Land Adjacent Greenacres, Garden House Lane, Rickinghall Superior, Suffolk IP22 1EA

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

Whilst the proposed layout is generally acceptable to the Highway Authority, there are several comments below that should be addressed and enable us to provide a positive response with recommended planning conditions and consider adoption of the Minor Access Road:

1. Any private driveway accesses across swales should be tapered on both sides to prevent over-running of the swales.
2. Some of the layby visitor spaces on the Minor Access Road would severely restrict visibility from accesses when occupied.
3. The SCC PROW comments are noted and amendments should be made to the layout drawing showing the required changes.
4. The type and design of the swales will need to be agreed with the SCC Technical Approval team to enable adoption of the Minor Access Road (note for information - does not need to be addressed).

Yours sincerely,

Ben Chester
Senior Transport Planning Engineer
Growth, Highways and Infrastructure

From: GHI PROW Planning
Sent: 09 November 2021 12:25
Subject: RE: MSDC Planning Consultation Request - DC/21/05923

PUBLIC RIGHTS OF WAY AND ACCESS RESPONSE

REF: DC/21/05923

Thank you for your consultation concerning the above application.

The proposed site does not contain a public right of way (PROW) but is bounded by Rickingham Superior Public Footpath 11 along the western boundary of the site. This is clearly identified on site plans within the Design and Access Statement and we welcome the two path links onto the footpath. The Definitive Map for Rickingham Superior can be seen at:

<https://www.suffolk.gov.uk/assets/Roads-and-transport/public-rights-of-way/Rickingham-Superior.pdf> but a more detailed plot of public rights of way can be provided. Please contact DefinitiveMaps@suffolk.gov.uk for more information. Note, there is a fee for this service.

We accept this proposal but please note:

- **Light and air must be able to adequately reach the footpath surface to ensure it dries out and remains useable after inclement weather. Hence, the footpath must not be hemmed in by fencing or planting that creates a closed, unappealing corridor effect.**
- **A more open design for the western boundary of the site that leaves Rickingham Superior Public Footpath 11 in an open aspect would be preferred as this path is likely to become an important link for this development.**
- **The section of Rickingham Superior Public Footpath 11 adjacent to the western boundary of the site must be surfaced to accommodate expected higher footfall. A compacted hoggin surface or similar will be appropriate but this needs to be delivered as a Section 278 agreement under the Highways Act 1980.**

The following must also be taken into account.

1. PROW are divided into the following classifications:
 - Public Footpath – only for use on foot or with a mobility vehicle
 - Public Bridleway – use as per a public footpath, and on horseback or by bicycle
 - Restricted Byway – use as per a bridleway, and by a ‘non-motorised vehicle’, e.g. a horse and carriage
 - Byway Open to All Traffic (BOAT) – can be used by all vehicles, in addition to people on foot, mobility vehicle, horseback and bicycle

All currently recorded PROW are shown on the Definitive Map and described in the Definitive Statement (together forming the legal record of all currently recorded PROW). There may be other PROW that exist which have not been registered on the Definitive Map. These paths are either historical paths that were not claimed under the National Parks and Access to the Countryside Act 1949 or since, or paths that have been created by years of public use. To check for any unrecorded rights or anomalies, please contact DefinitiveMaps@suffolk.gov.uk.

2. The applicant, and any future owners, residents etc, must have private rights to take motorised vehicles over a PROW other than a BOAT. To do so without lawful authority is an offence under the Road Traffic Act 1988. Any damage to a PROW resulting from works must be made good by

the applicant. Suffolk County Council is not responsible for the maintenance and repair of PROW beyond the wear and tear of normal use for its classification and will seek to recover the costs of any such damage it is required to remedy. We do not keep records of private rights and suggest that a solicitor is contacted.

3. **The granting of planning permission IS SEPARATE to any consents that may be required in relation to PROW.** It **DOES NOT** give authorisation for structures such as gates to be erected on a PROW, or the temporary or permanent closure or diversion of a PROW. Nothing may be done to close, alter the alignment, width, surface or condition of a PROW, or to create a structure such as a gate upon a PROW, without the due legal process being followed, and permission being granted from the Rights of Way & Access Team as appropriate. Permission may or may not be granted depending on all the circumstances. To apply for permission from Suffolk County Council (as the highway authority for Suffolk) please see below:
 - To apply for permission to carry out work on a PROW, or seek a temporary closure – <https://www.suffolk.gov.uk/roads-and-transport/public-rights-of-way-in-suffolk/rights-and-responsibilities/> or telephone 0345 606 6071. **PLEASE NOTE** that any damage to a PROW resulting from works must be made good by the applicant. Suffolk County Council is not responsible for the maintenance and repair of PROW beyond the wear and tear of normal use for its classification and will seek to recover the costs of any such damage it is required to remedy.
 - To apply for permission for structures such as gates to be constructed on a PROW – contact the relevant Area Rights of Way Team - contact the relevant Area Rights of Way Team <https://www.suffolk.gov.uk/roads-and-transport/public-rights-of-way-in-suffolk/public-rights-of-way-contacts/> or telephone 0345 606 6071.
4. **To apply for permission for a PROW to be stopped up or diverted within a development site, the officer at the appropriate borough or district council should be contacted at as early an opportunity as possible** to discuss the making of an order under s257 of the Town and Country Planning Act 1990 - <https://www.suffolk.gov.uk/roads-and-transport/public-rights-of-way-in-suffolk/public-rights-of-way-contacts/> **PLEASE NOTE** that nothing may be done to stop up or divert the legal alignment of a PROW until the due legal process has been completed and the order has come into force.
5. Under Section 167 of the Highways Act 1980 any structural retaining wall within 3.66 metres of a PROW with a retained height in excess of 1.37 metres, must not be constructed without the prior written approval of drawings and specifications by Suffolk County Council. The process to be followed to gain approval will depend on the nature and complexity of the proposals. Construction of any retaining wall or structure that supports a PROW or is likely to affect the stability of the PROW may also need prior approval at the discretion of Suffolk County Council. Applicants are strongly encouraged to discuss preliminary proposals at an early stage.
6. Any hedges adjacent to PROW must be planted a minimum of 1 metre from the edge of the path in order to allow for annual growth and cutting, and should not be allowed to obstruct the PROW. Some hedge types may need more space, and this should be taken into account by the applicant. In addition, any fencing should be positioned a minimum of 0.5 metres from the edge of the path in order to allow for cutting and maintenance of the path, and should not be allowed to obstruct the PROW.
7. **There may be a requirement to enhance the PROW network relating to this development. If this is the case, a separate response will contain any further information.**

In the experience of the County Council, early contact with the relevant PROW officer avoids problems later on, when they may be more time consuming and expensive for the applicant to address. More information about Public Rights of Way can be found at www.suffolk.gov.uk/roads-and-transport/public-rights-of-way-in-suffolk/.

Thank you for taking the time to consider this response.

Public Rights of Way Team
Growth, Highways and Infrastructure
Suffolk County Council

From: Jennifer Lockington
Sent: 03 November 2021 11:21
Subject: DC/21/05923 - Air Quality

Dear Vincent

YOUR REF: 21/05923

OUR REF: 300001

SUBJECT: Land Adjacent Greenacres, Garden House Lane, Rickinghall Superior,
Suffolk IP22 1EA

Application for approval of Reserved Matters following Outline Planning
Permission 3858/16, Erection of up to 42 No dwellings, supporting
infrastructure and new vehicular access (highway and pedestrian) submission
of details for Appearance, Landscaping, Layout and Scale for Erection of
41No dwellings(including 14 affordable and 5No self build).

Please find below my comments regarding air quality matters only.

Thank you for your consultation on the above application.

I have no objections with regard to air quality.

Regards

Jennifer Lockington (Mrs)
Senior Environmental Management Officer
Babergh & Mid Suffolk District Councils - Working Together

From: BMSDC Planning Area Team Yellow <planningyellow@babberghmidsuffolk.gov.uk>

Sent: 03 May 2022 12:15:23

To:

Cc:

Subject: FW: WK306558 DC2105923

Attachments:

From: Andy Rutson-Edwards <Andy.Rutson-Edwards@babberghmidsuffolk.gov.uk>

Sent: 03 May 2022 12:04

To: Vincent Pearce <Vincent.Pearce@babberghmidsuffolk.gov.uk>; BMSDC Planning Area Team Yellow <planningyellow@babberghmidsuffolk.gov.uk>

Subject: WK306558 DC2105923

Environmental Health -
Noise/Odour/Light/Smoke

APPLICATION FOR RESERVED MATTERS - DC/21/05923

Proposal: Application for approval of Reserved Matters following Outline Planning Permission 3858/16, Erection of up to 42 No dwellings, supporting infrastructure and new vehicular access (highway and pedestrian) submission of details for Appearance, Landscaping, Layout and Scale for Erection of 41No dwellings (including 14 affordable and 5No self build).

Location: Land Adjacent Greenacres, Garden House Lane, Rickinghall Superior, Suffolk IP22 1EA

Thank you for consulting me on this application.

From the final layout plan 5777-1J, I note that all of the houses are to have Air Source Heat Pumps (ASHP) installed

An assessment will be required to demonstrate that the ASHP will not have a detrimental effect on neighbouring properties.

MCS 020 "*Microgeneration Certification Scheme Planning Standards for permitted development installations of wind turbines and air source heat pumps on domestic premises*" gives details of the methodology for calculating the noise level produced by an ASHP.

This assessment shall be undertaken and submitted prior to any ASHP installation on site

The standard sets out that the noise levels are determined at an external assessment position 1m from the centre of any door or window to a habitable room of a neighbouring property. A habitable room is defined as a room other than a bathroom, shower room, wc or kitchen. Where the ASHP is to be installed in a block of flats, neighbouring properties include flats within the same block but excluding the flat that the ASHP serves.

The standard requires that ASHPs should not exceed a calculated level of 42dB(A) at the assessment position in order to comply with the permitted development noise limit. In cases where the ASHP exceeds the permitted development noise limit, mitigation shall be proposed to demonstrate that the MCS020 levels can be met.

I would suggest the following conditions are added to any permission granted:

Prior to any work on site commencing, the applicant shall provide full details of all Air Source heat pump plant associated with the proposed development. A full acoustic assessment relating to the air source heat pump noise from the site shall be undertaken in accordance with "MCS 020 - MCS Planning Standards for permitted development installations of wind turbines and air source heat pumps on domestic premises". This assessment shall be carried out by a competent person and confirmation of the findings of the assessment and any recommendations shall have been submitted to the Local Planning Authority and agreed prior to the commencement of the development.

Prior to the development hereby permitted coming into beneficial use, a competent person shall have ensured that the rating level of noise emitted from all plant when running at full capacity and site activities, does not exceed the sound levels predicted at facades of noise-sensitive premises, as agreed in the previous condition. For any measured exceedances of the predicted daytime and night time noise levels measured, a scheme of mitigation shall be submitted to, and agreed in writing by, the Local Planning Authority. This scheme shall be adhered to thereafter during the lifetime of the development being in

Reason – To minimise detriment to nearby residential amenity.

Site clearance and construction activities can have a detrimental effect on nearby properties. I suggest the following ongoing construction conditions:

Construction Hours

Operations related to the construction (including site clearance and demolition phases) of the permitted development/use shall only operate between the hours of 08.00 and 18.00hrs Mondays to Fridays and between the hours of 09.00 and 13.00hrs on Saturday. There shall be no working and/or use operated on Sundays and Bank Holidays. There shall be no deliveries to the development/use arranged for outside of these approved hours.

Reason: to minimise detriment to nearby residential amenity

Prohibition on burning.

No burning shall take place on site at any stage during site clearance, demolition or construction phases of the project.

Reason: to minimise detriment to nearby residential amenity

Dust control

The development shall not be commenced until a scheme specifying the provisions to be made to control dust emanating from the site has been submitted to and approved in writing by the local planning authority. The agreed scheme shall then be implemented in full before the proposed development is started, including demolition and site clearance.

Reason: to minimise detriment to nearby residential amenity

Construction Management Plan

No development shall commence until a construction management plan has been submitted to and approved in writing by the Local Planning Authority. The construction management plan shall include details of:

Operating hours (to include hours for delivery)

Details of the scheduled timing/phasing of the development for the overall construction period

Means of access, traffic routes, vehicle parking and manoeuvring areas (site operatives and visitors)

protection measures for footpaths surrounding the site

Loading and unloading of plant and materials

Wheel washing facilities

Lighting

Location and nature of compounds, pottraloos and storage areas (including maximum storage heights) and factors to prevent wind-whipping of loose materials

Waste storage and removal

Temporary buildings and boundary treatments

Dust management measures

Method of any demotion to take place, including the recycling and disposal of materials arising from demolition.

Noise and vibration management (to include arrangements for monitoring, and specific method statements for piling) and;

Litter and waste management during the construction phases of the development. Thereafter, the approved construction plan shall be fully implemented and adhered to during the construction phases of the development hereby approved, unless otherwise agreed in writing by the Local Planning Authority.

Note: the Construction Management Plan shall cover both demotion and construction phases of the above development. The applicant should have regard to BS 5228:2009 Code of Practice of Noise and Vibration Control on Construction and Open Sites in the CMP.

Reason: to minimise detriment to nearby residential amenity

Andy

Andy Rutson-Edwards, MCIEH AMIOA

Senior Environmental Protection Officer

Babergh and Mid Suffolk District Council - Working Together

Tel: 01449 724727

Email andy.rutson-edwards@baberghmidsuffolk.gov.uk

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

From: BMSDC Planning Area Team Yellow <planningyellow@baberghmidsuffolk.gov.uk>

Sent: 04 Nov 2021 09:11:58

To:

Cc:

Subject: FW: DC/21/05923

Attachments:

From: Andy Rutson-Edwards <Andy.Rutson-Edwards@baberghmidsuffolk.gov.uk>

Sent: 03 November 2021 16:59

To: Vincent Pearce <Vincent.Pearce@baberghmidsuffolk.gov.uk>; BMSDC Planning Area Team Yellow <planningyellow@baberghmidsuffolk.gov.uk>; BMSDC Planning Mailbox <planning@baberghmidsuffolk.gov.uk>

Subject: DC/21/05923

Environmental Health -
Noise/Odour/Light/Smoke

APPLICATION FOR RESERVED MATTERS - DC/21/05923

Proposal: Application for approval of Reserved Matters following Outline Planning Permission 3858/16, Erection of up to 42 No dwellings, supporting infrastructure and new vehicular access (highway and pedestrian) submission of details for Appearance, Landscaping, Layout and Scale for Erection of 41No dwellings(including 14 affordable and 5No self build).

Location: Land Adjacent Greenacres, Garden House Lane, Rickinghall Superior, Suffolk IP22 1EA

Thank you for consulting me on this reserved matters application. Now that the layout is confirmed and due to the proximity of the A143 I require the following prior to any reserved matters being approved:

The reserved matters application relating to design and layout of residential dwellings shall include a detailed acoustic assessment and Acoustic Design Statement (that includes evaluation and selection of mitigation methods, PROPG), produced by a competent person, which provides details of the noise exposure at the facade of residential dwellings, internal noise levels in habitable rooms and noise levels in all associated amenity spaces. The design and layout should avoid exposure of habitable rooms to noise levels that exceed the following criteria:

- 60dB LAeq 16 hours (daytime, 07:00-23:00, outside)
- 55dB LAeq 8 hours (night, 23:00-07:00, outside)

As required to meet the above, acoustic barriers and site design, including building orientation and internal layout of dwellings, shall be used to minimise noise exposure to habitable rooms and reduce the need to rely on closed windows.

Where the facade noise levels outside of habitable rooms do not exceed those stated above, but the internal noise levels stated in the current version of BS8233 are exceeded with windows open, enhanced passive ventilation with appropriate sound insulating properties shall be provided to ensure compliance with the current version of BS8233 with windows closed and that maximum internal noise levels at night do not exceed 45dBA on more than 10 occasions a night.

If exposure exceeds the noise levels stated above, significantly enhanced ventilation will be required, and will need to be proposed, with any reliance upon building envelope insulation with closed windows to be justified in supporting documents that cross reference the mitigation measures used and the evaluation of different designs, layouts and sound reduction methods (including barriers) considered during the design process.

In addition, noise levels in external amenity spaces shall not exceed 55dB LAeq 16 hours, daytime. The development shall thereafter be carried out in accordance with any details approved, and shall be retained in accordance with these details thereafter.

Once these are received please re consult me.

Andy

Andy Rutson-Edwards, MCIEH AMIOA

Senior Environmental Protection Officer

Babergh and Mid Suffolk District Council - Working Together

Tel: 01449 724727

Email andy.rutson-edwards@baberghmidsuffolk.gov.uk
www.babergh.gov.uk www.midsuffolk.gov.uk

From: BMSDC Planning Area Team Yellow <planningyellow@baberghmidsuffolk.gov.uk>

Sent: 15 Nov 2021 09:28:41

To:

Cc:

Subject: FW: DC/21/05923

Attachments:

From: Simon Davison <Simon.Davison@baberghmidsuffolk.gov.uk>

Sent: 15 November 2021 08:49

To: BMSDC Planning Area Team Yellow <planningyellow@baberghmidsuffolk.gov.uk>

Subject: DC/21/05923

Dear Vincent,

APPLICATION FOR RESERVED MATTERS - DC/21/05923

Proposal: Application for approval of Reserved Matters following Outline Planning Permission 3858/16, Erection of up to 42 No dwellings, supporting infrastructure and new vehicular access (highway and pedestrian) submission of details for Appearance, Landscaping, Layout and Scale for Erection of 41No dwellings(including 14 affordable and 5No self-build).

Location: Land Adjacent Greenacres, Garden House Lane, Rickinghall Superior, Suffolk IP22 1EA.

Many thanks for your request to comment on the application.

Upon review of the application the following condition must be met: No development shall commence above slab level until a scheme for the provision and implementation of water, energy and resource efficiency measures for the lifetime of the development shall be submitted to and approved, in writing, by the Local Planning Authority.

The scheme such include as a minimum to achieve:-

- Agreement of provisions to ensure no more than 105 litres per person per day is used
- Agreement of provisions to ensure the development is zero carbon ready
- An electric car charging point per dwelling
- A Water-butt per dwelling
- Compost bin per dwelling
- Agreement of heating of each dwelling/building
- Agreement of scheme for waste reduction

The scheme shall include a clear timetable for the implementation of the measures in relation to the first occupancy of the development. The scheme shall be constructed and the measures provided and made available for use in accordance with such timetable as may be agreed and thereafter maintained.

REASON: To enhance the sustainability of the development through better use of water, energy and resources reduce harm to the environment and result in wider public benefit in accordance with the NPPF.

Kind regards

Simon Davison PIEMA
Senior Environmental Management Officer
Babergh and Mid Suffolk District Councils - Working Together

Mobile: 07874 634932

t: 01449 724728

email: simon.davison@baberghmidsuffolk.gov.uk

w: www.babergh.gov.uk www.midsuffolk.gov.uk

Consultee Comments for Planning Application DC/21/05923

Application Summary

Application Number: DC/21/05923

Address: Land Adjacent Greenacres Garden House Lane Rickingham Superior Suffolk IP22 1EA

Proposal: Application for approval of Reserved Matters following Outline Planning Permission 3858/16, Erection of up to 42 No dwellings, supporting infrastructure and new vehicular access (highway and pedestrian) submission of details for Appearance, Landscaping, Layout and Scale for Erection of 41No dwellings (including 14 affordable and 5No self build).

Case Officer: Vincent Pearce

Consultee Details

Name: Mr Thomas Pinner

Address: BMSDC, Endeavour House, Ipswich IP1 2BX

Email: Not Available

On Behalf Of: Heritage Team

Comments

Dear Vince,

DC/21/05923

26/11/2021

The Heritage Team identified no harm to any heritage assets from the Outline proposal (3858/16). In line with this, I am satisfied that no harm would arise to any heritage assets from the Reserved Matters details.

No conditions requested.

Kind Regards,

Thomas Pinner BA(Hons), MA, MA

Heritage and Design Officer

Babergh and Mid Suffolk District Councils

M 07850 883264

T 01449 724819

E thomas.pinner@baberghmidsuffolk.gov.uk

E heritage@baberghmidsuffolk.gov.uk

W www.babergh.gov.uk www.midsuffolk.gov.uk

Advance Notice of Christmas Closure

Please be advised that the Development Management, Heritage and Planning Enforcement Team will be unavailable from midday on Friday 24th December returning on Tuesday 4th January 2022.

For our latest Coronavirus response please visit click the following link-

<https://www.midsuffolk.gov.uk/features/our-covid-19-response/>

From: BMSDC Planning Area Team Pink <PlanningPink@babberghmidsuffolk.gov.uk>

Sent: 27 Sep 2022 02:06:10

To:

Cc:

Subject: FW: consultation chase DC/21/05923 Rickingham

Attachments:

From: Sue Hooton - Principal Ecological Consultant <Sue.Hooton@essex.gov.uk>

Sent: 27 September 2022 13:33

To: Jasmine Whyard <Jasmine.Whyard@babberghmidsuffolk.gov.uk>

Cc: Place Services Ecology <PlaceServicesEcology@essex.gov.uk>; Julie Havard <Julie.Havard@babberghmidsuffolk.gov.uk>; BMSDC Planning Area Team Pink <PlanningPink@babberghmidsuffolk.gov.uk>

Subject: RE: consultation chase DC/21/05923 Rickingham

Hi Jasmine

We recommend that a Biodiversity Enhancement Strategy is secured by a condition for this RM application as this was not included at outline stage. As there is no ecology report to reference, the condition text below can be used which has been approved by PINS under BS42020: 2013.

1. PRIOR TO ANY WORKS ABOVE SLAB LEVEL: BIODIVERSITY ENHANCEMENT STRATEGY

"A Biodiversity Enhancement Strategy for protected and Priority species shall be submitted to and approved in writing by the local planning authority.

The content of the Biodiversity Enhancement Strategy shall include the following:

- a. Purpose and conservation objectives for the proposed enhancement measures;*
- b. detailed designs and product descriptions to achieve stated objectives;*
- c. locations, orientations and heights of proposed enhancement measures by appropriate maps and plans (where applicable);*
- d. persons responsible for implementing the enhancement measures; and*
- e. details of initial aftercare and long-term maintenance (where relevant).*

The works shall be implemented in accordance with the approved details shall be retained in that manner thereafter."

Reason: To enhance protected and Priority species & habitats and allow the LPA to discharge its duties under the NPPF 2021 and s40 of the NERC Act 2006 (Priority habitats & species).

Best wishes

Sue

Sue Hooton CEnv MCIEEM BSc (Hons)
Principal Ecological Consultant at Place Services

(she/her/Mrs)

Mobile: 07809 314447

email: sue.hooton@essex.gov.uk / PlaceServicesecology@essex.gov.uk

web: www.placeservices.co.uk

linkedin: uk.linkedin.com/in/sue-hooton-04811178





Planning Services
Mid Suffolk District Council
Endeavour House
8 Russell Road
Ipswich
IP1 2BX

16/05/2022

For the attention of: Vincent Pearce

Ref: DC/21/05923; Land Adjacent Greenacres, Garden House Lane, Rickinghall Superior, Suffolk IP22 1EA

Thank you for consulting us on the Application for approval of Reserved Matters following Outline Planning Permission 3858/16, Erection of up to 42 No dwellings, supporting infrastructure and new vehicular access (highway and pedestrian) submission of details for Appearance, Landscaping, Layout and Scale for Erection of 41No dwellings (including 14 affordable and 5No self build).

This response focuses on the submitted documents relevant to landscape and green infrastructure:

Site Layout Plan	5777_1_RevJ	
External Materials_Rev A	5777-3858/16 (document)	
Street Elevations	5777_27_RevA	
Landscape Proposal	LSDP_1760.01_RevA	
Surface Water Drainage and Levels (Sheets 1&2)		2108-606_001B & 002D
Basin Cross Section & Swale Detail		2108-606_007A
Typical Public Footpath Details		5777_28
Play Space		5777_29

The layout and proposed landscaping is broadly in compliance with that of the approved outline site plan 216_200_RevA, though we have the following comments and advise the following recommendations are taken into consideration prior to approval:

Hard landscape

- The surface materials identified with the external material document are acceptable, though it fails to include details of the hoggin surface to the existing PROW and the connecting paths and materials for the front of plot pedestrian paved areas.
- We note on the Surface Water Drainage plans indicate the use of retaining walls, though no details have been provided regarding materials.
- No clear strategy for boundary treatment and enclosure was provided.

Soft landscaping

- Proposed tree sizes for structural trees (street trees and site boundary) should be increased to a minimum of Heavy standard, 12-14cm girth to ensure sufficient visual impact.
- In order to create a pleasant environment for the PROW we would recommend that the proposed hedge to the southern side of the path is maintained at no more than 2m high and should be written into any forthcoming Landscape Management Plan (LMP).

SuDS

- The opportunity to provide planting to the SuDS basin has been missed; addition of planting should be considered to improve the biodiversity of the feature and improve the visual amenity.
- Spacing of the proposed trees to the edge of the SuDS basin does not allow for un-impeded maintenance access.
- Details of the inlet and outlets have not been supplied. We would recommend that the use of pre-cast concrete headwalls with galvanised handrails should be avoided in favour of a softer engineering approach.
- The use of road-side swales is welcome though due to the topography the use of weirs/flow control may be required. These would have a visual influence on the streetscape; therefore we would request details of these are submitted.
- The soakaway of plot 25 looks to be located within the boundary hedge.
- There are several soakaways which may be in direct conflict with proposed tree planting pits. This should be reviewed and if necessary, should be relocated. Further details of root barriers or alternative measures will need to be provided.

The granted outline permission includes a condition for Landscape scheme (3858/16 Condition 15) therefore, notwithstanding the comments above, we recommend the following conditions should be considered:

1. ACTION REQUIRED PRIOR TO COMMENCEMENT OF DEVELOPMENT: ADVANCED PLANTING

Before any works commence on site, details of advance planting shall be submitted and approved by the Local Planning Authority. Implementation shall be carried out prior to any other construction work and in accordance with an implementation timetable agreed in writing with the Local Planning Authority.

2. ACTION REQUIRED PRIOR TO COMMENCEMENT OF DEVELOPMENT: LANDSCAPE MANAGEMENT PLAN.

No development shall take place until there has been submitted to and approved, in writing, by the Local Planning Authority a landscape management plan for a minimum of 5 years. Both new and existing planting will be required to be included in the plan.

If you have any queries regarding the matter raised above, please let me know.

Kind regards,

Kim Howell BA (Hons) DipLA CMLI
Landscape Consultant

Place Services provide landscape advice on behalf of Babergh and Mid Suffolk District Councils.

Please note: This letter is advisory and should only be considered as the opinion formed by specialist staff in relation to this particular matter.

From: BMSDC Planning Area Team Yellow <planningyellow@babberghmidsuffolk.gov.uk>

Sent: 09 May 2022 10:56:04

To:

Cc:

Subject: FW: MSDC Planning Re-consultation Request - DC/21/05923 - RES

Attachments:

-----Original Message----- From: BMSDC Public Realm Consultation Mailbox Sent: 06 May 2022 16:48 To: BMSDC Planning Area Team Yellow Subject: RE: MSDC Planning Re-consultation Request - DC/21/05923 - RES Good afternoon Thank you for your re-consultation on this . Public Realm Officers note that the proposals now include play equipment. We also note that the Parish council (whose concerns we echoed) are content with the revised plans. Aside from noting this, and to note that it would expect a local solution (eg management company) to be responsible for future maintenance of the open spaces and they would not be something that the Public Realm would wish to see the council adopt, Public Realm has no further comment to make. Regards Nick Elliott Public Realm Officer Babergh and Mid Suffolk District Councils " Working Together (M) 07860 829546 (T) 01473 296340 www.babergh.gov.uk www.midsuffolk.gov.uk

From: BMSDC Planning Area Team Yellow <planningyellow@baberghmidsuffolk.gov.uk>

Sent: 11 Nov 2021 04:15:22

To:

Cc:

Subject: FW: MSDC Planning Consultation Request - DC/21/05923

Attachments:

-----Original Message----- From: BMSDC Public Realm Consultation Mailbox Sent: 11 November 2021 16:08 To: BMSDC Planning Area Team Yellow Subject: RE: MSDC Planning Consultation Request - DC/21/05923 Public Realm Officers acknowledge that outline planning permission for this development was granted 3 years ago and at the time no comments were made by the Public Realm Team. However, Officers are disappointed that outline permission has been granted with such inadequate public open space provision, inadequate screening and lack of play provision. We support the comments made by the Parish Council regarding the B&R Neighbourhood Plan Policy 4 regarding plan and screening and those made regarding the adjoining public right of way. Regards Dave Hughes Public Realm Officer

MID SUFFOLK DISTRICT COUNCIL

MEMORANDUM

To: Jasmine Wyard – Planning Officer
From: Robert Feakes – Housing Enabling Officer
Date: 23 September 2022
Subject: Reserved Matters Application
Proposal: DC/21/05923

Application for approval of Reserved Matters following Outline Planning Permission 3858/16, Erection of up to 42 No dwellings, supporting infrastructure and new vehicular access (highway and pedestrian) submission of details for Appearance, Landscaping, Layout and Scale for Erection of 41No dwellings (including 14 affordable and 5No self build).

Location: Land Adjacent Greenacres Garden House Lane Rickinghall Superior Diss Suffolk IP22 1EA

Key Points

1. Key Points

Object: The affordable housing mix isn't supported and does not correspond with the Section 106 Agreement attached to the outline permission.
Comment: The distribution of affordable homes within the site is not desirable.
Comment: The open market mix is acceptable.

2. Housing Need Information:

2.1 The Ipswich Housing Market Area, Strategic Housing Market Assessment (SMHA) document, updated in 2019, confirms a continuing need for housing across all tenures and a growing need for affordable housing.

2.2 The 2019 SHMA indicates that in Mid Suffolk there is a need for 127 new affordable homes per annum. The Council's Choice Based Lettings system currently has 4 households registered for affordable housing with a local connection to Rickinghall Superior, as of September 2022, with many more on the Housing Register with a connection to Mid Suffolk.

3. Affordable Housing

3.1 The Section 106 agreement for the outline permission, 3858/16, secured 35% affordable housing with a tenure split of 30% shared ownership and 70% affordable rent:

Tenure	Number of units	Bedrooms and Occupants	Unit Size (GIA) (m2)
Affordable Rent (9 units total)	4	1b2p Flat	50
	2	1b2p House	58
	3	2b4p	79
Shared Ownership (5 units total)	2	2b4p	79
	3	3b5p	93

3.2 The mix proposed above, at 36% shared ownership and 64% affordable rent does not correspond with the agreed Section 106 agreement. A split of 10 rental units and four shared ownership would reflect the planning obligation.

3.3 Furthermore, the mix of unit sizes is not suitable and the following would be preferable:

Tenure	Number of units	Bedrooms and Occupants	Minimum Unit Size (GIA) (m2)
Affordable Rent (10 units total)	2	1b2p Flat	50
	2	2b3p Bungalow	61
	3	2b4p House	79
	3	3b5p House	93
Shared Ownership (4 units total)	2	2b4p House	79
	2	3b5p House	93

3.4 This increases the number of 2 and 3-bed rental units with regard to the Mid Suffolk Housing Register, which shows a higher need for larger units amongst those with a local connection to Rickinghall Superior. The change is also recommended with regard to policy B & R 9 of the Neighbourhood Plan.

3.5 The s106 sets out measures for the phasing of delivery of the affordable housing alongside the market units, and transfer of the dwellings to a Registered Provider. An Affordable Housing Scheme is to be produced as part of this reserved matters application.

3.6 The layout of the affordable housing is not supported. It needs to strike a balance between clustering for management purposes and integrating the affordable and

market homes. It would appear to be possible to have two clusters across the site, which would be preferable to one cluster in a corner.

3.7 It appears that there is a reasonable level of similarity between the designs of the open market and affordable units.

3.8 It appears that the affordable units are to be accessed off private drives. **Please confirm that these drives will be delivered to a high (preferably adoptable) standard in order to reduce long term costs for the eventual RP**, which would otherwise be passed on to leaseholders or reduce the ability of the RP to invest in other affordable homes.

3.9 The affordable units need to be assessed to determine whether there is sufficient vehicle and cycle parking (in line with Suffolk Guidance on parking). It also needs to be determined that there is sufficient bin storage.

4. Open Market Mix

4.1 The key (extant) policies for considering this issue are Policy CS9 of the Mid Suffolk Core Strategy and Policy B&R9 of the Neighbourhood Plan.

4.2 The Strategic Housing Market Assessment ('SHMA' 2019, part 2) indicates the market housing requirements for the district as a whole. This may not represent a directly and specifically appropriate mix in the circumstances of a development, but it offers a guide as to how the development can provide an appropriate mix (in the context of CS9 and B&R9) and contribute to meeting overall needs. The table below compares the development as proposed with the split set out in the SHMA.

Size of unit (bedrooms)	Current proposal	Split to mirror district-wide requirement ⁱ	Difference
1	0	2	-2
2	4	9	-5
3	17	8	+9
4+	6	8	-2

4.3 In the context of B&R9, the mix could be considered acceptable. The inclusion of bungalows is welcomed.

4.4 It appears that no commitment has been made to meeting higher accessibility standards (M4(2)/M4(3)). This requirement is not yet in policy but would be welcomed in the development if they were to be incorporated.

4.5 All open market units appear to meet the gross internal area requirement of the Nationally Described Space Standard. This is required by policy B&R10 of the neighbourhood plan.



Appendix: Size of new owner-occupied accommodation required in Mid Suffolk over the next 18 years

Source: Ipswich Strategic Housing Market Assessment Part 2 Partial Update (January 2019)

Table 4.4e (using the 2014-based projections)

Size of home	Current size profile	Size profile 2036	Change required	% of change required
One bedroom	707	1,221	515	7.2%
Two bedrooms	5,908	8,380	2,472	34.4%
Three bedrooms	13,680	15,784	2,104	29.3%
Four or more bedrooms	12,208	14,303	2,096	29.2%
Total	32,502	39,688	7,186	100.0%

Consultation Response Pro forma

1	Application Number	DC/21/05923	
2	Date of Response	01/11/2021	
3	Responding Officer	Name:	James Fadeyi
		Job Title:	Waste Management Officer
		Responding on behalf of...	Waste Services
4	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.	No objection subject to conditions	
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>Ensure that the development is suitable for a 32 tonne Refuse Collection Vehicle (RCV) to manoeuvre around attached are the vehicle specifications.</p> <div style="text-align: center;">  ELITE 6 - 8x4MS (Mid Steer) Wide Track Dat </div> <p>See the latest waste guidance on new developments.</p> <div style="text-align: center;">  SWP Waste Guidance v.21.docx </div> <p>The road surface and construction must be suitable for an RCV to drive on.</p> <p>To provide scale drawing of site to ensure that access around the development is suitable for refuse collection vehicles.</p> <p>Please provide plans with each of the properties bin presentations plotted, these should be at edge of the curtilage or at the end of private drive and there are suitable collection presentation points. These are required for approval.</p>	

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

6	Amendments, Clarification or Additional Information Required (if holding objection) If concerns are raised, can they be overcome with changes? Please ensure any requests are proportionate	
7	Recommended conditions	Meet the conditions in the discussion.

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

From: BMSDC Planning Area Team Yellow <planningyellow@baberghmidsuffolk.gov.uk>

Sent: 18 Nov 2021 10:59:34

To:

Cc:

Subject: FW: Consultation Request - DC/21/05923 - Land Adjacent Greenacres, Garden House Lane, Rickingham Superior, Suffolk, IP22 1EA

Attachments:

From: Bethany Philbidge <bethany@suffolksociety.org>

Sent: 18 November 2021 09:52

To: BMSDC Planning Area Team Yellow <planningyellow@baberghmidsuffolk.gov.uk>

Subject: FW: Consultation Request - DC/21/05923 - Land Adjacent Greenacres, Garden House Lane, Rickingham Superior, Suffolk, IP22 1EA

Thank you for your email, SPS does not intend on commenting on this application.

Kind regards

Bethany Philbidge MRTPI

Planning Officer

Suffolk Preservation Society

Little Hall, Market Place

Lavenham

Suffolk CO10 9QZ

Tel: 01787 247179

Email: bethany@suffolksociety.org

Website: www.suffolksociety.org



Suffolk's non-political, independent charity working to protect and promote the built heritage and the wider landscape of the County.

Suffolk Preservation Society is a Charitable Incorporated Organisation No. 1154806

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Consultee Comments for Planning Application DC/21/05923

Application Summary

Application Number: DC/21/05923

Address: Land Adjacent Greenacres Garden House Lane Rickingham Superior Suffolk IP22 1EA

Proposal: Application for approval of Reserved Matters following Outline Planning Permission 3858/16, Erection of up to 42 No dwellings, supporting infrastructure and new vehicular access (highway and pedestrian) submission of details for Appearance, Landscaping, Layout and Scale for Erection of 41No dwellings (including 14 affordable and 5No self build).

Case Officer: Vincent Pearce

Consultee Details

Name: Mrs Linda Hoggarth

Address: 26 Gipping Way, Bramford, Ipswich, Suffolk IP8 4HP

Email: Not Available

On Behalf Of: Mid Suffolk Disability Forum

Comments

The Mid Suffolk Disability Forum would like to remind the applicant that all dwellings should meet Part M4 of the Building Regulations in this planning application.

All dwellings should be visitable and meet Part M4(1), and at least 50% of the dwellings should meet the 'accessible and adaptable' standard Part M4(2) including the 2 bungalows in this development.

Every effort should be made to ensure all footpaths are wide enough for wheelchair users, with a minimum width of 1500mm, and that any dropped kerbs are absolutely level with the road for ease of access.

Surfaces should be firm, durable and level. No loose gravel, cobbles or uneven setts should be used.