

**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.com  
 www.midsuffolk.gov.uk



SCALE 1:1250

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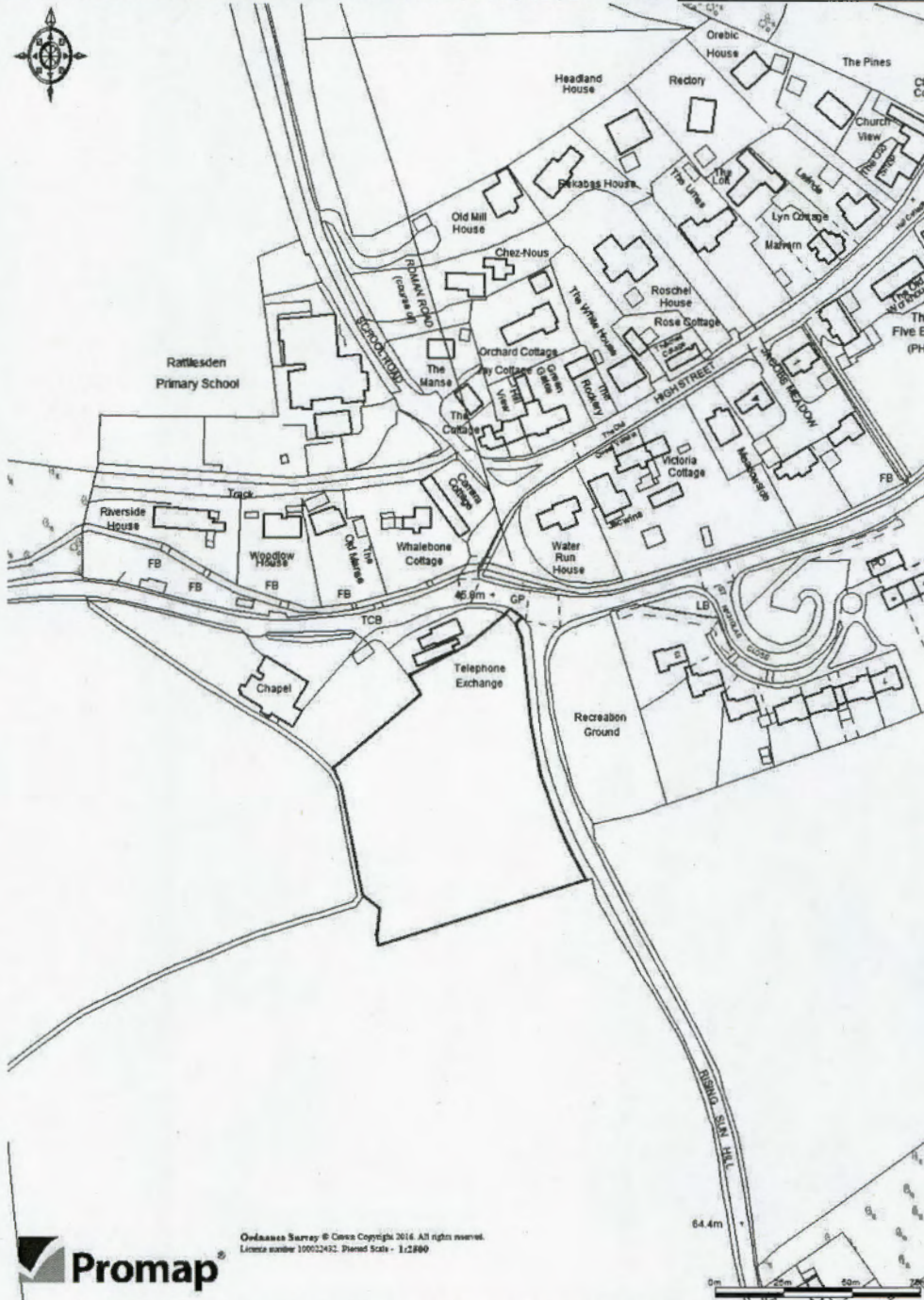


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# PHIL COBBOLD

## PLANNING LTD

42 BEATRICE AVENUE FELIXSTOWE IP119HB Tel: 07775962514 Email: [philipcobbold@btinternet.com](mailto:philipcobbold@btinternet.com)



**Promap**

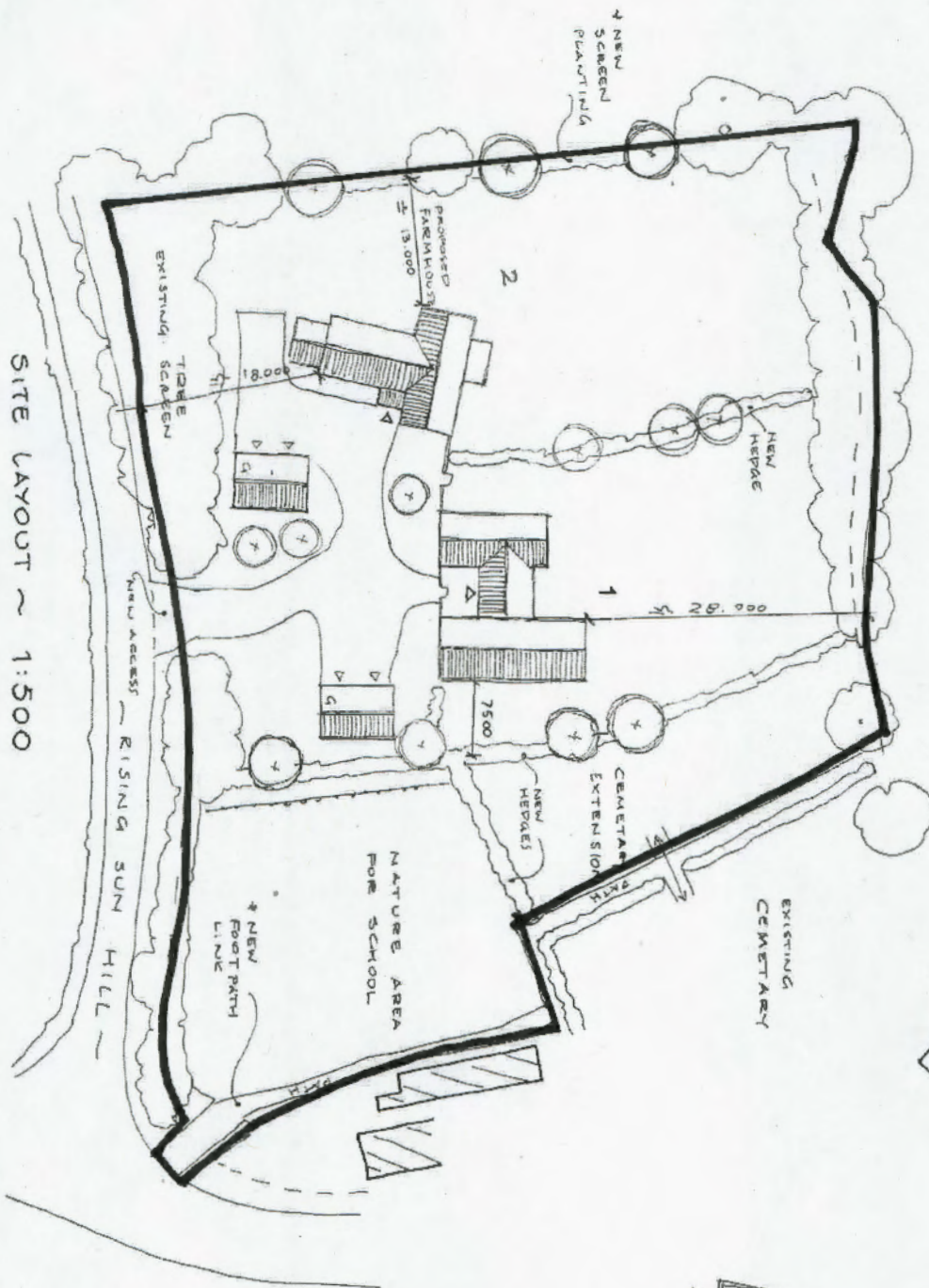
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**ERECTION OF TWO DETACHED DWELLINGS WITH GARAGES  
EXTENSION TO GRAVEYARD AND PROVISION OF NATURE GARDEN FOR PRIMARY SCHOOL  
LAND AT RISING SUN HILL  
RATTLESDEN**



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	<b>BROWN &amp; SCARLETT</b> <b>ARCHITECTS</b> 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	







## 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 from the hedgerows bordering the field.

### 2. TREE SURVEY

**Generally:** Four groups of trees / hedgerows are recorded in the survey, information was collected 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).

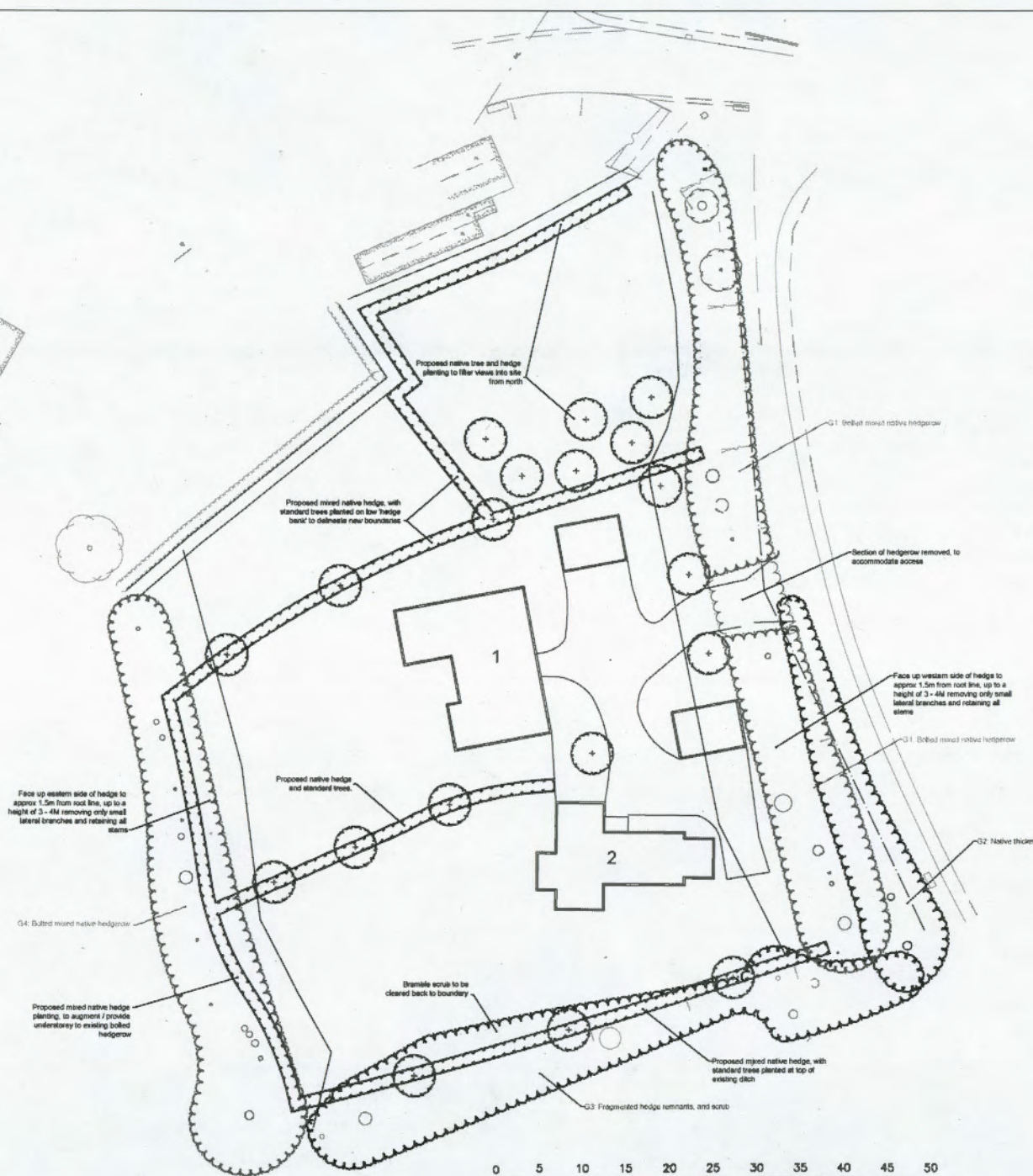
**G4 - Bolted Mixed Native Hedgerow:** This hedgerow runs along the western edge of the site and is similar in form and structure and makes a similar contribution to G1; it is recorded as 'A2 / A3' category (High landscape and cultural value).

### 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@octagon.net

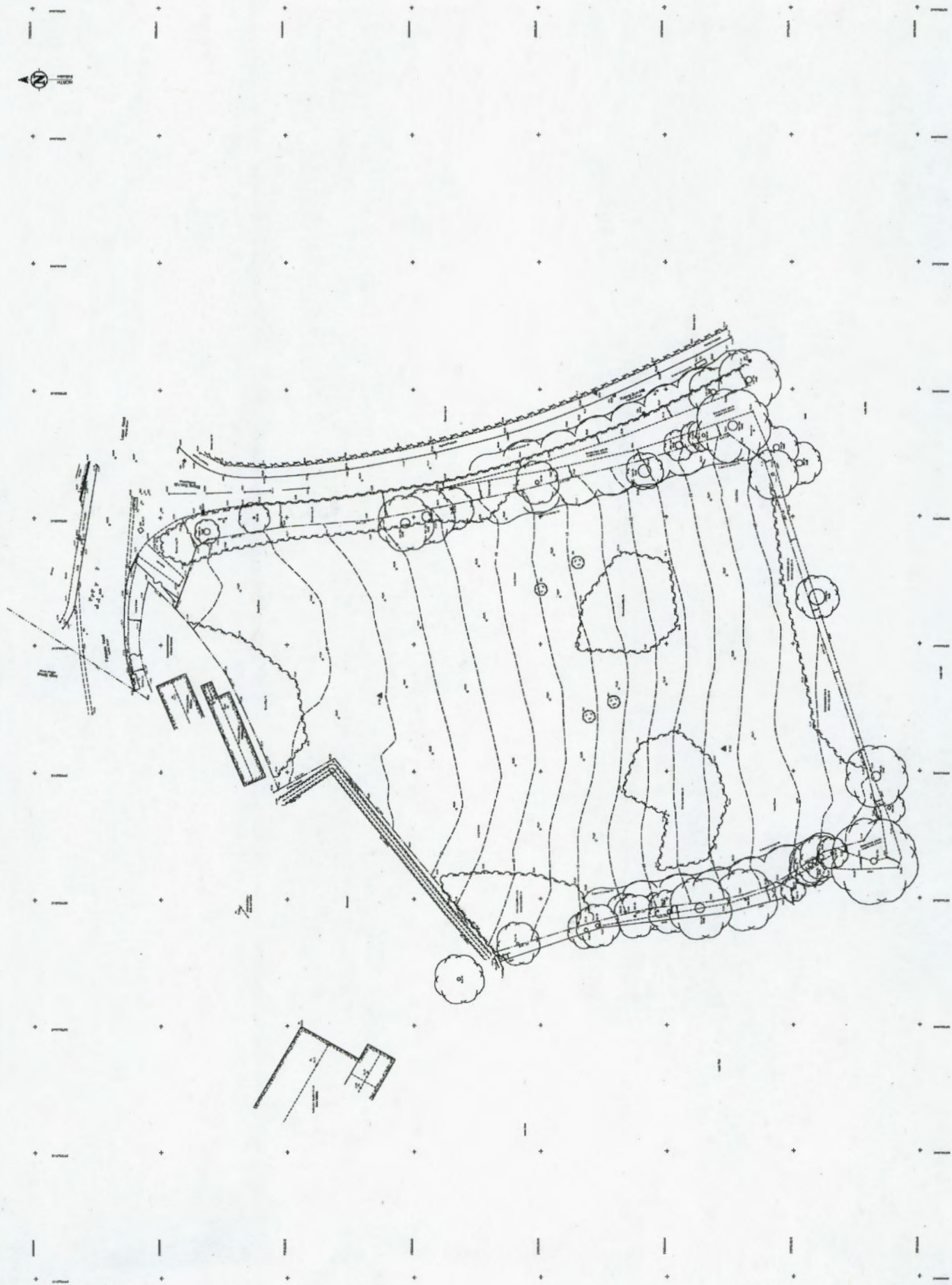


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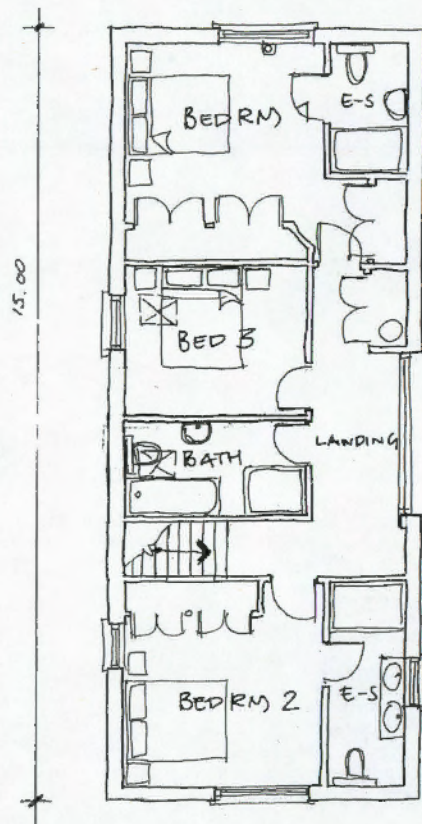
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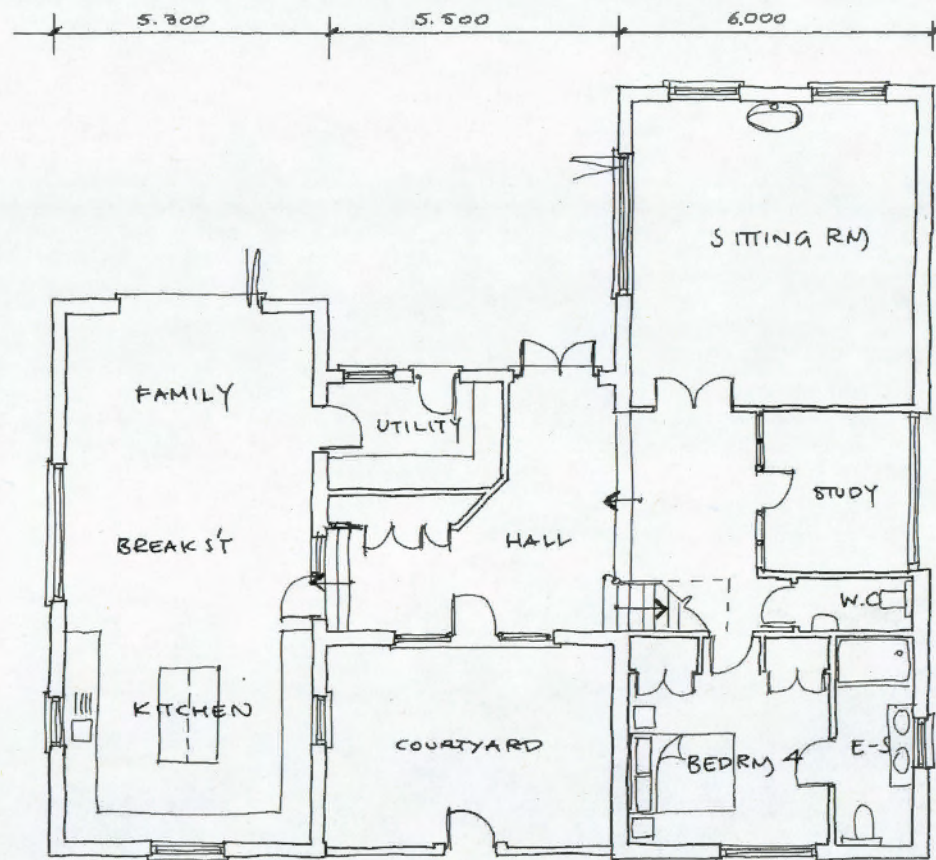
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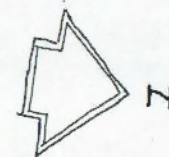




FIRST FLOOR ~



GROUND FLOOR ~ 1:100 ~ PLOT 1

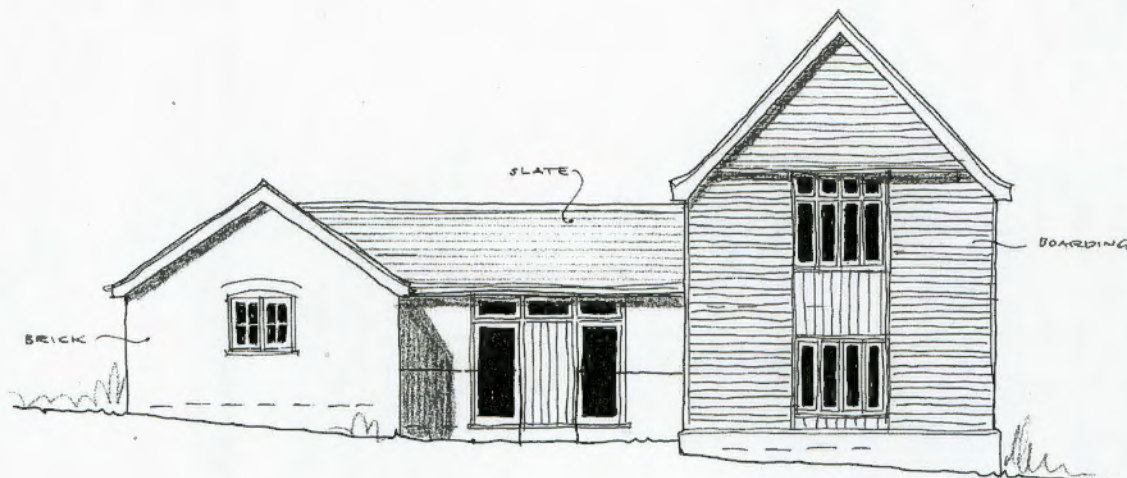


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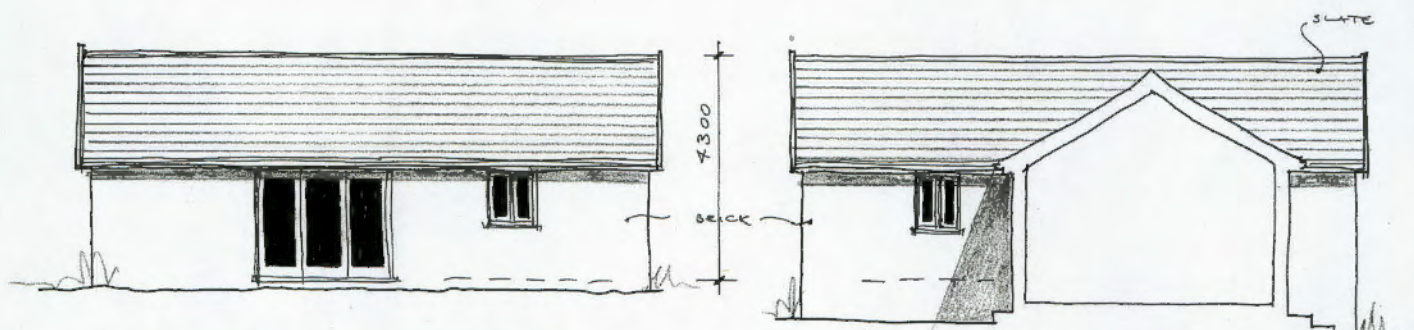
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Project:	LAND AT RISING SUN HILL RATTLES DEN	Date:	APRIL 16	
Drawing:	DETAILED PLANNING	Contract:	4099 Drg No. 02	



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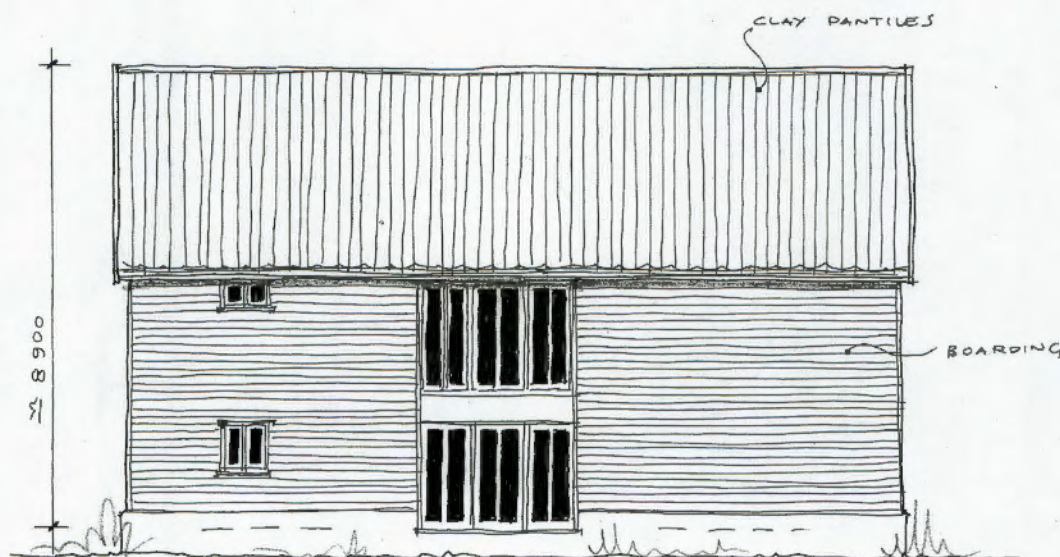


FRONT ELEVATION ~ (EAST) ~ PLOT 1



SOUTH ELEVATION ~ PLOT 1

PART NORTH ELEVATION

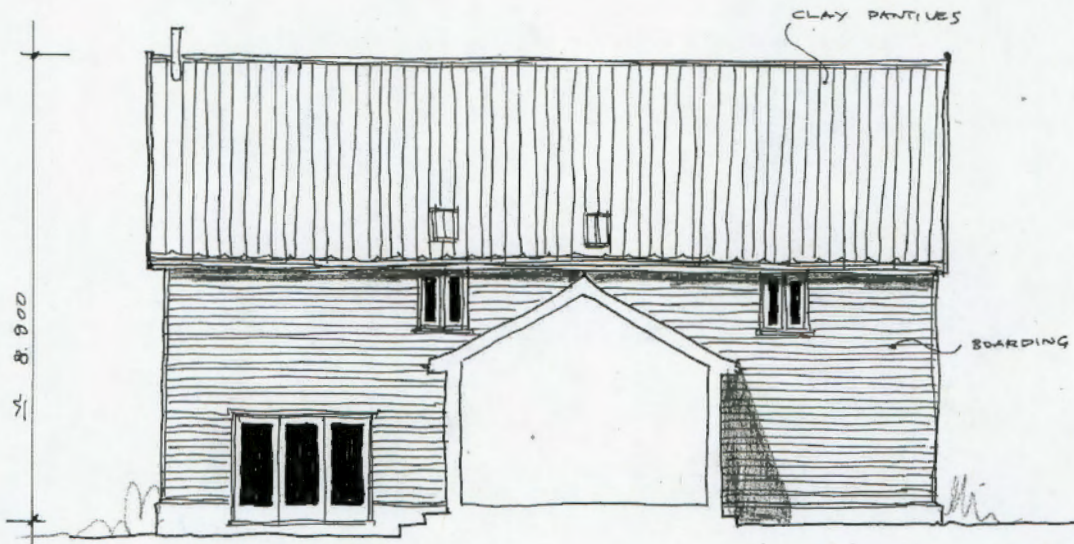


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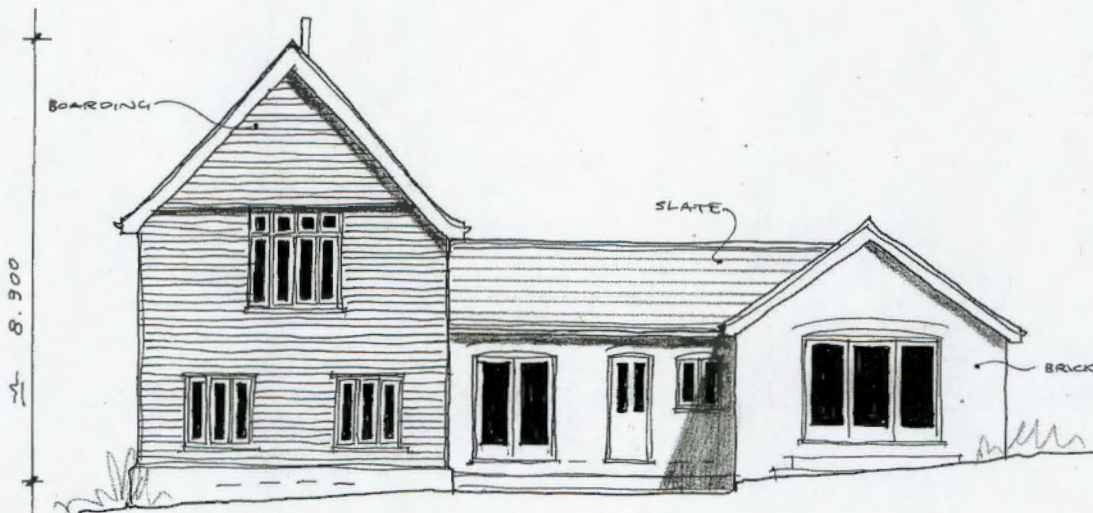
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Project:	LAND AT RISING SUN HILL RATTLEDSEN	Date:	APRIL 16	
Drawing:	DETAILED PLANNING	Contract:	4099 Drg No. 03	



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SOUTH ELEVATION ~ 1:100 PLOT 1

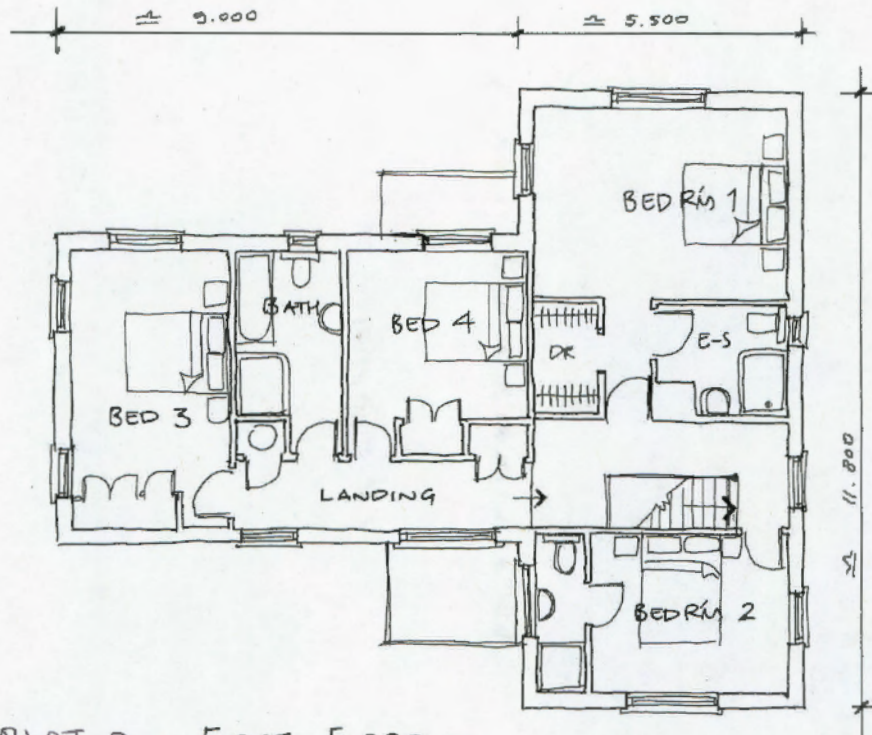


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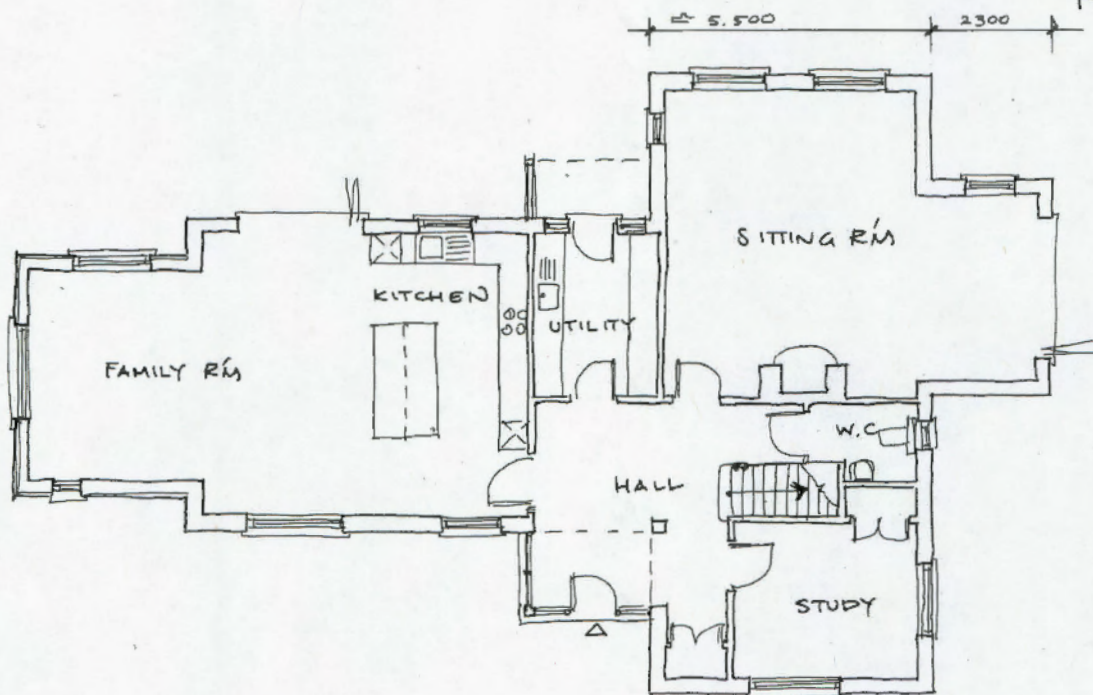
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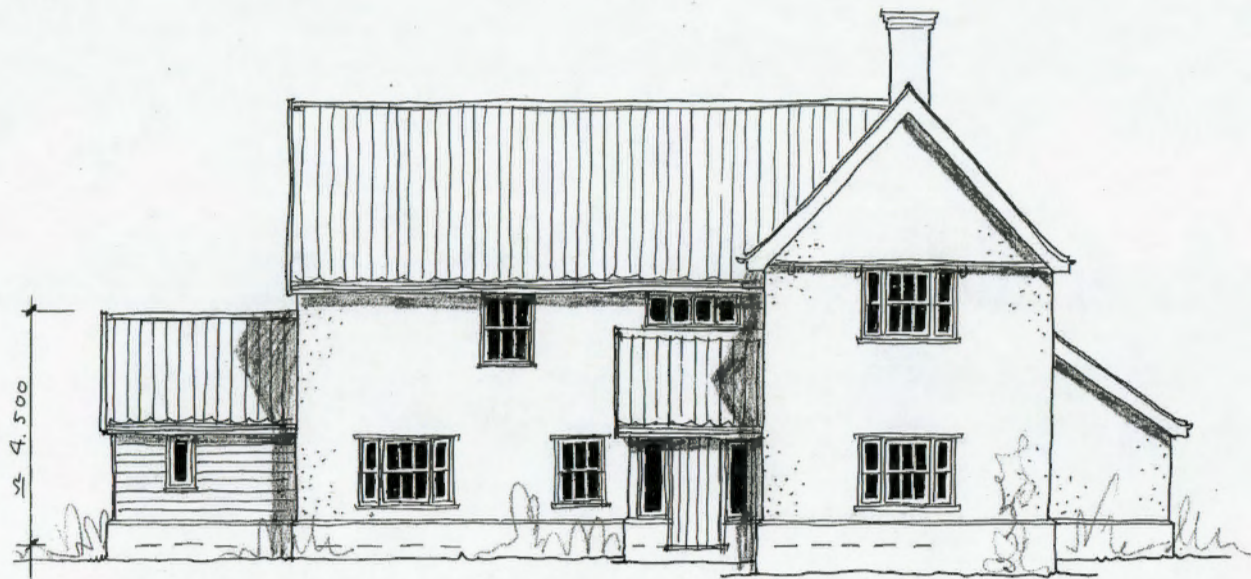
PLOT 2 - FIRST FLOOR ~



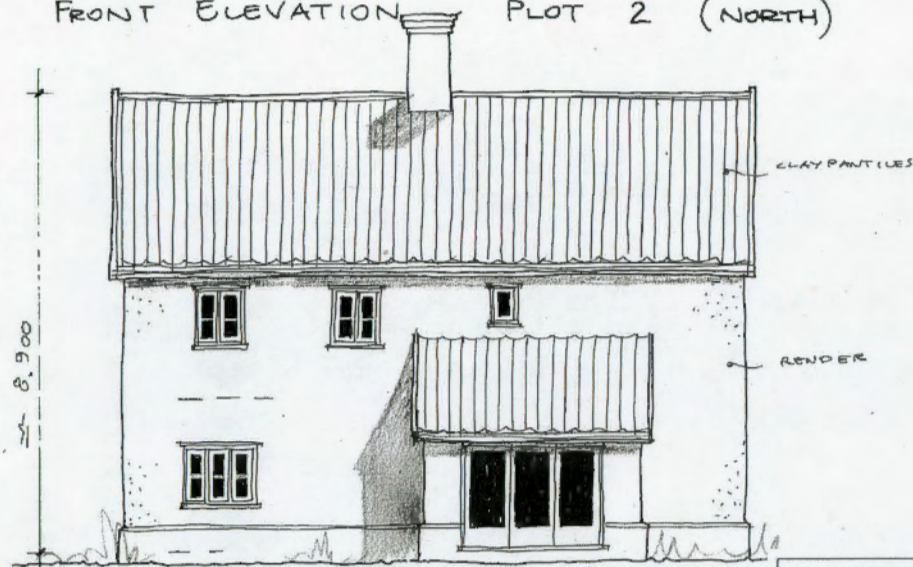
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Client CLARKE & TASKER	Scale: 1:100	<b>BROWN &amp; SCARLETT ARCHITECTS</b> 1 Old Hall Barns, Thurston Road Pakenham, IP31 2NG Tel: 01284 768800 info@brownandscarlett.co.uk
Project: LAND AT RISING SUN HILL RATTLEDSDEN	Date: APRIL 16	
Drawing: DETAILED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





FRONT ELEVATION PLOT 2 (NORTH)



WEST ELEVATION ~

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Project:	LAND AT RISING SUN HILL RATTLESDEN	Date:	APRIL 16	
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EAST ELEVATION ~ 1:100

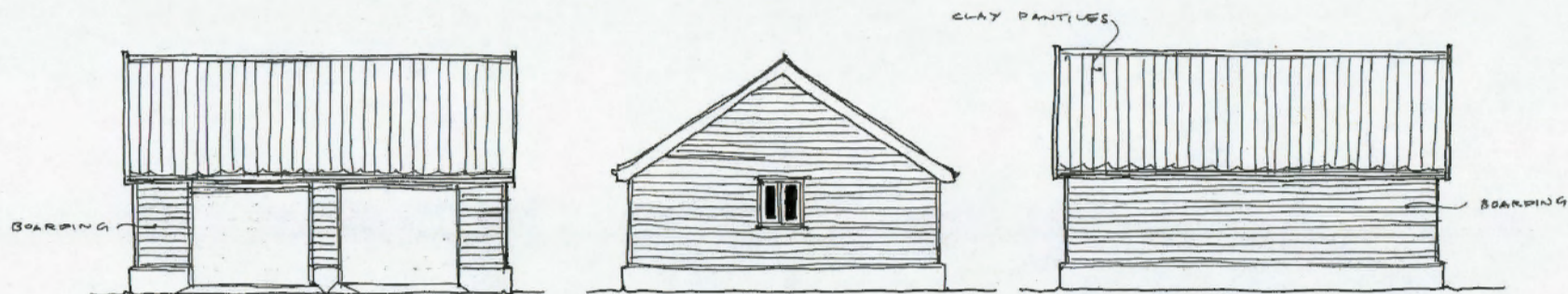


SOUTH ELEVATION ~ PLOT 2

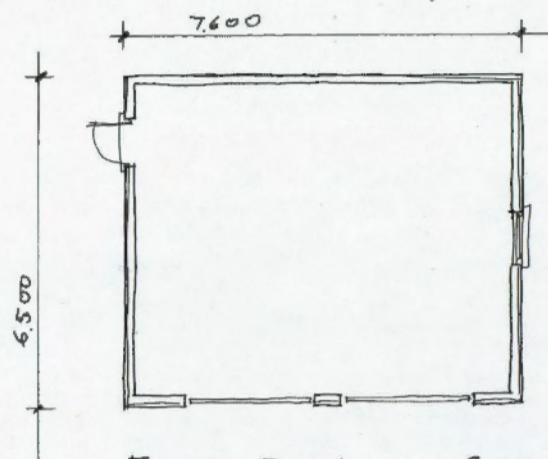
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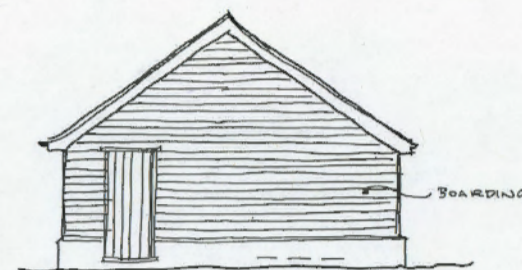




EAST ~



FLOOR PLAN GARAGING PLOTS 1 & 2



WEST ELEVATION ~

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Client	CLARKE & TASKER	Scale:	1:100	<b>BROWN &amp; SCARLETT ARCHITECTS</b> 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. 08	



# 22

## **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.



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**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



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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](mailto: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](mailto:enquiries@environment-agency.gov.uk)  
[www.environment-agency.gov.uk](http://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](mailto:Jonathan.duck@baberghmidsuffolk.gov.uk)  
Web: [www.babergh.gov.uk](http://www.babergh.gov.uk) [www.midsuffolk.gov.uk](http://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](mailto: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)  
Russell Road  
Ipswich  
Suffolk IP1 2BX

Mrs S Bunbury  
Planning Services  
Mid Suffolk District Council  
131 High Street  
Needham Market  
Suffolk IP6 8DL

Tel: 01473 264766  
Fax: 01473 216889  
Email: [anne.westover@suffolk.gov.uk](mailto:anne.westover@suffolk.gov.uk)  
Web: <http://www.suffolk.gov.uk>

Your Ref: 2194/16  
Our Ref: Landscape/MSDC/Rattlesden  
Date: 24<sup>th</sup> 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 10<sup>th</sup> 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



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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



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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:



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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.



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## 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