

64



Title: Red Site Plan

Reference: 4335/16

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



MID SUFFOLK DISTRICT COUNCIL

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

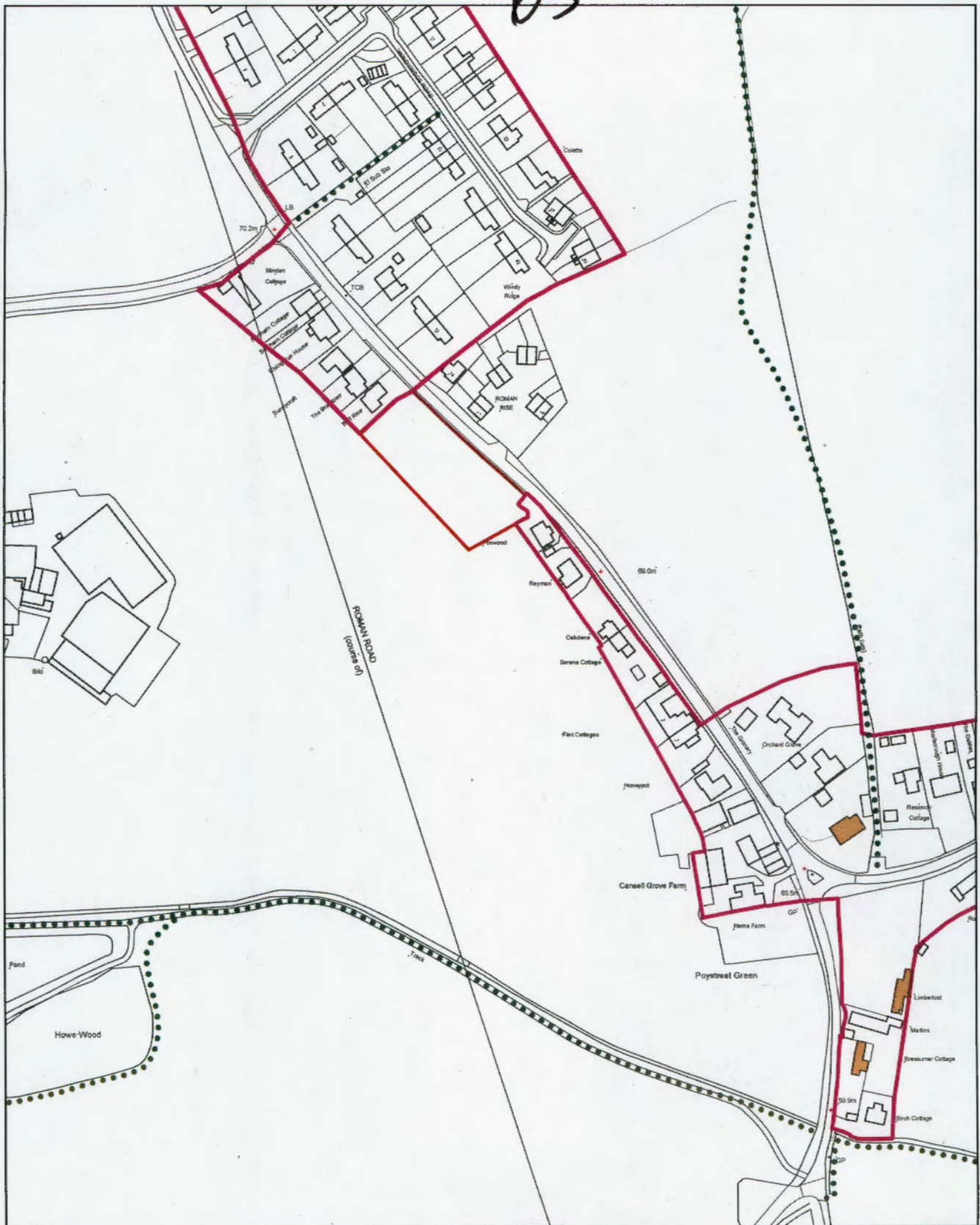


SCALE 1:1249

Reproduced by permission of
Ordnance Survey on behalf of HMSO.
© Crown copyright and database right 2016
Ordnance Survey Licence number 100017810

Date Printed : 02/12/2016

65



Title: Constraints

Reference: 4335/16

Site:



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

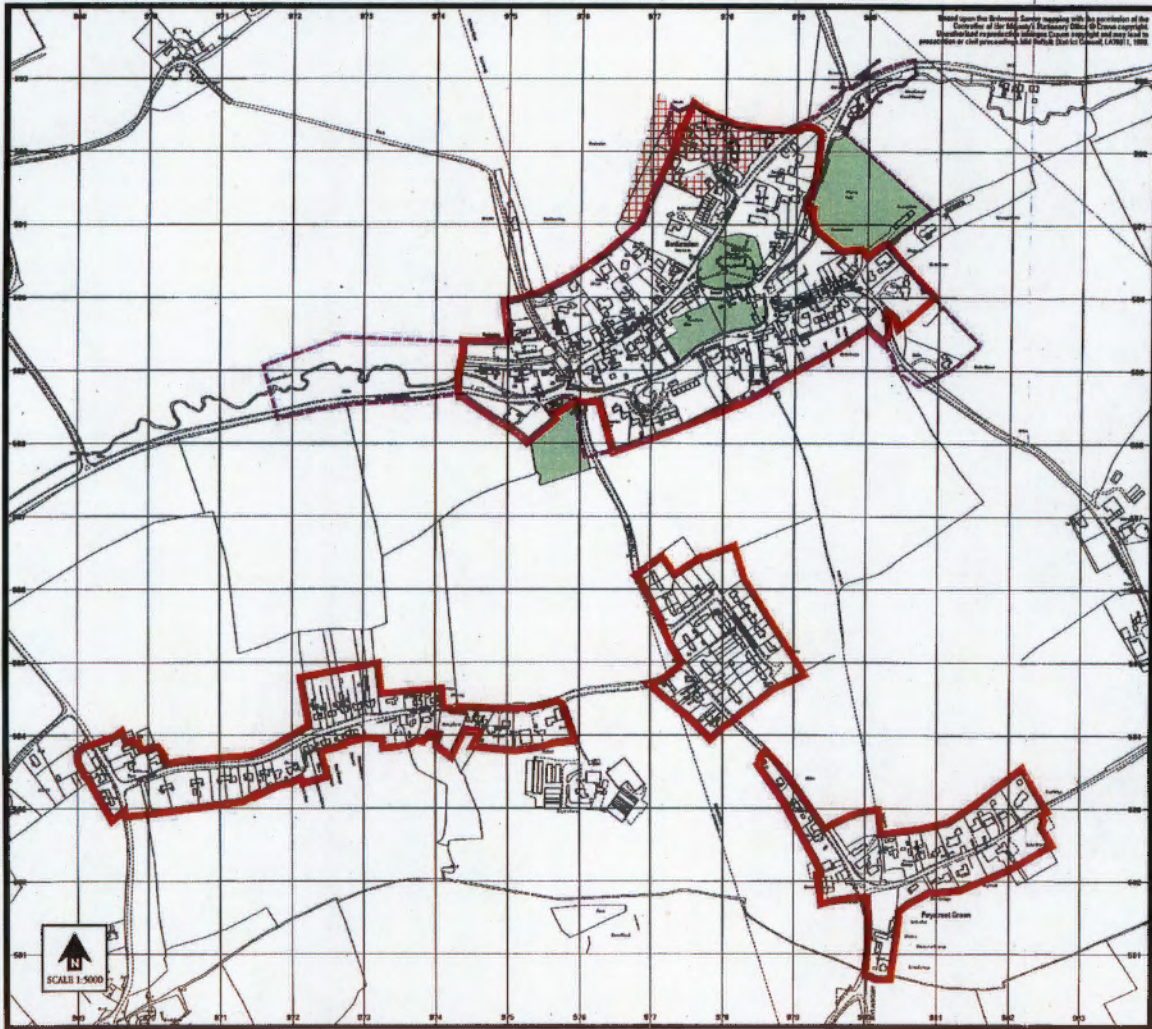


SCALE 1:2500

Reproduced by permission of
 Ordnance Survey on behalf of HMSO.
 © Crown copyright and database right 2016
 Ordnance Survey Licence number 100017810

Date Printed : 06/12/2016

66



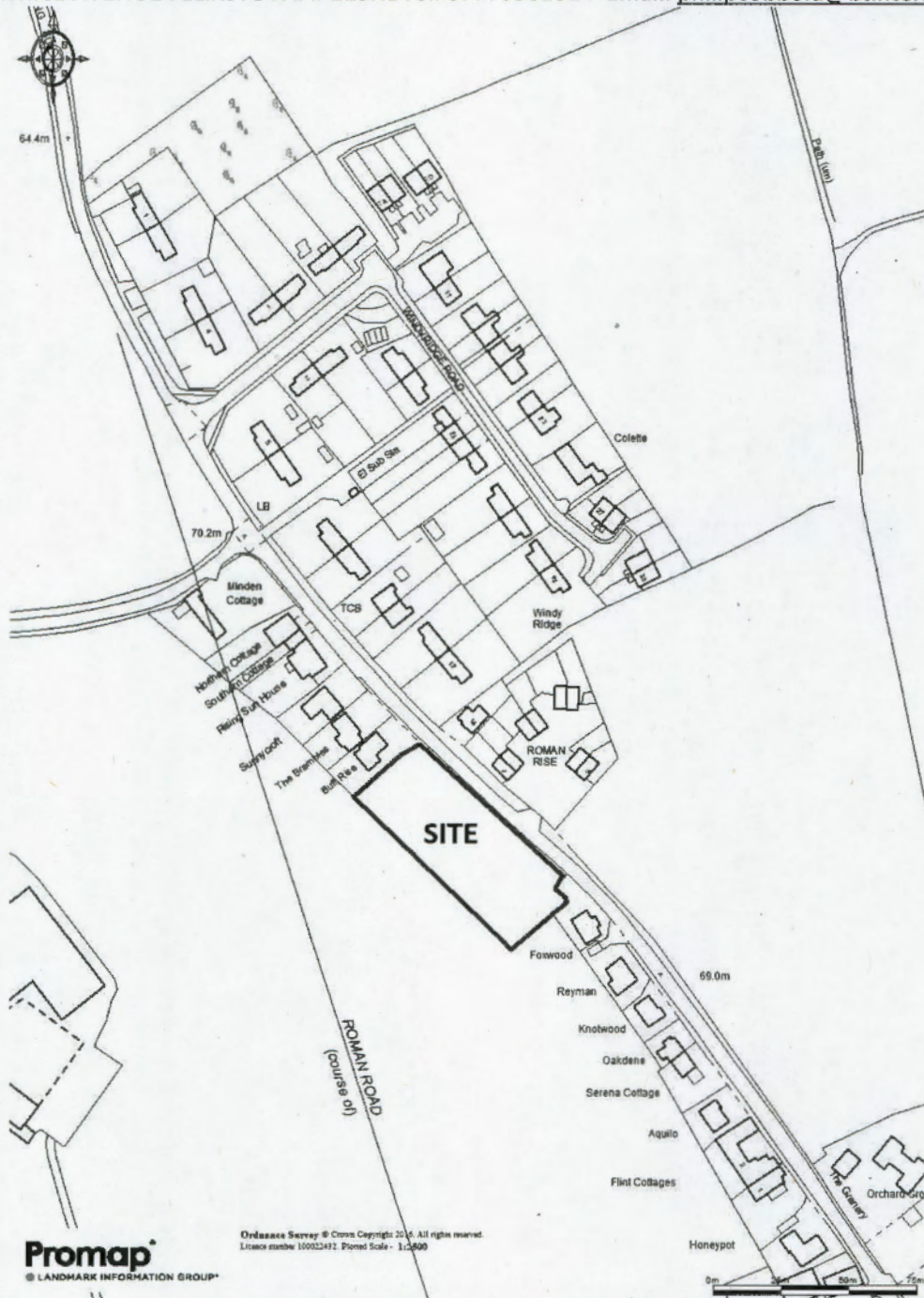
MID SUFFOLK LOCAL PLAN
Inset 64
RATTLESDEN - Church, Windyridge Road, Top Road, Poystreet Green

67

PHIL COBBOLD

PLANNING LTD

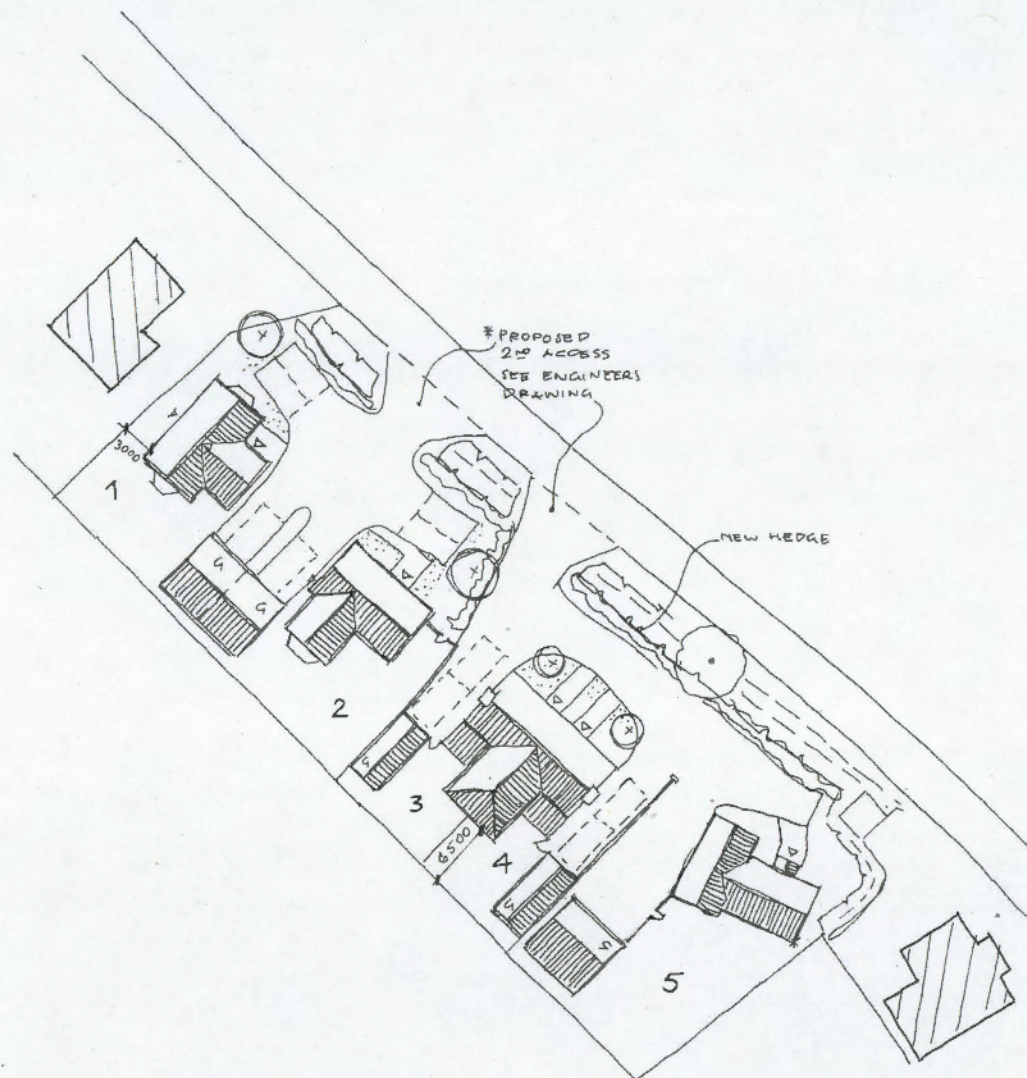
42 BEATRICE AVENUE FELIXSTOWE IP119HB Tel: 07775962514 Email: philipcobbold@btinternet.com



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



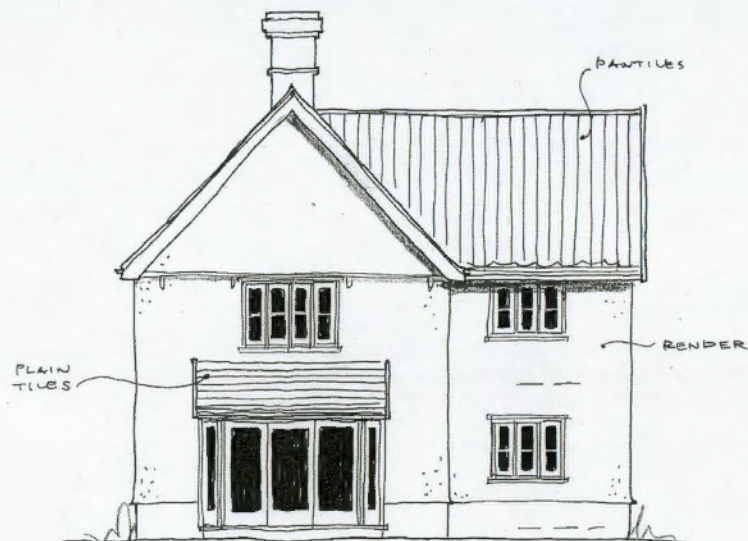
Phil Cobbold BA PGDip MRTPI - Member of the Royal Town Planning Institute - Chartered Town Planner



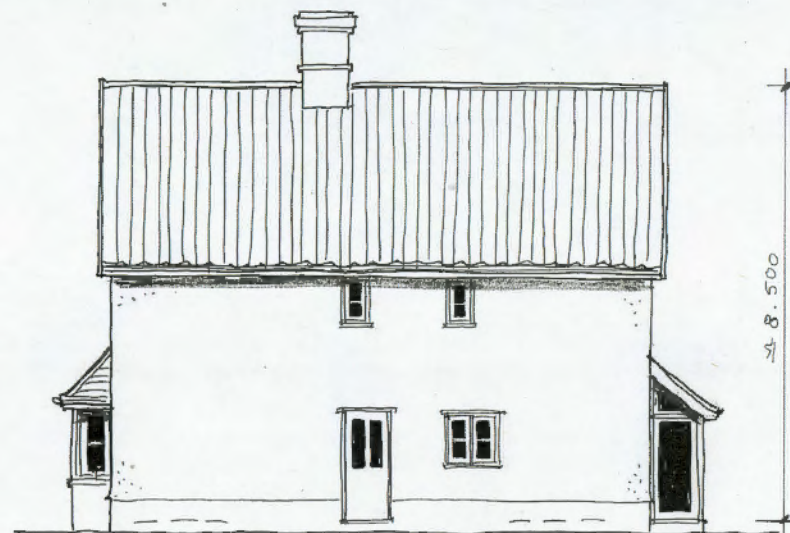
SITE LAYOUT PLAN 1:500

Client	HARTOG HUTTON	Scale:	1:500	BROWN & SCARLETT ARCHITECTS 1 Old Hall Barns, Thurston Road Pakenham, IP31 2NG Tel: 01284 768800 info@brownandscarlett.co.uk
Project:	DEVELOPMENT SITE, LAND OFF MITCHERY LANE, POY STREET GREEN, RATTLEDEN	Date:	SEPT 2016	
Drawing:	SITE LAYOUT PLAN	Contract:	4116 Drg No. 01 A	

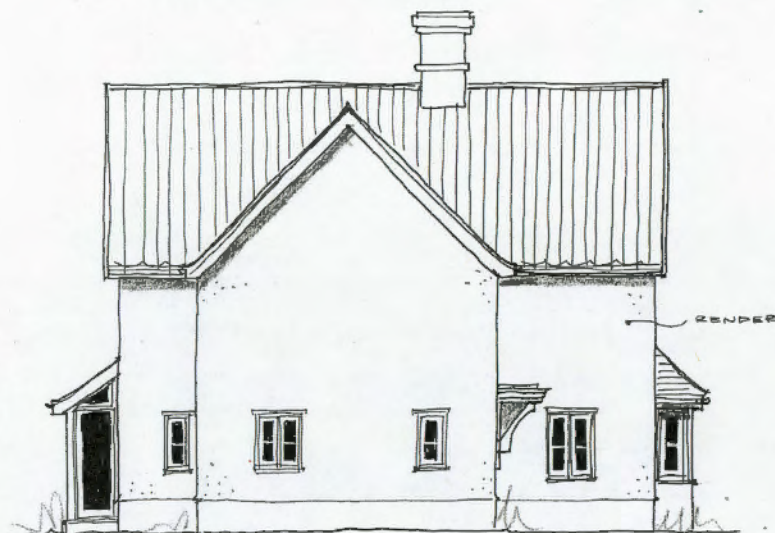
18



SOUTH - WEST ELEVATION ~ PLOT 1



NORTH - WEST ELEVATION ~



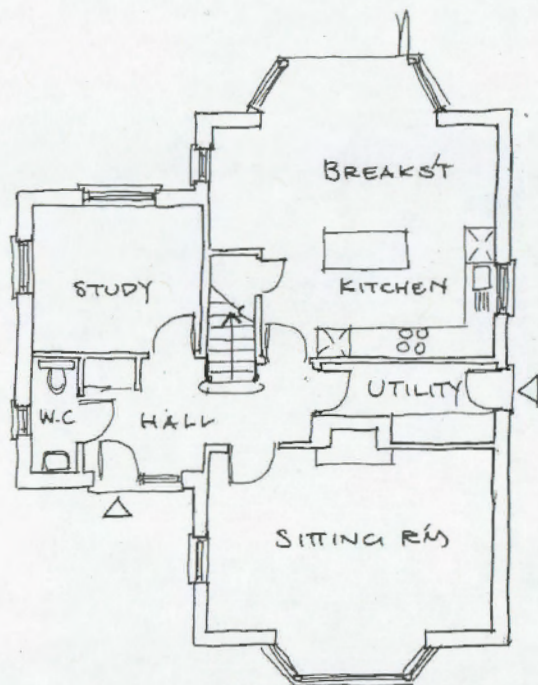
SOUTH - EAST ELEVATION ~ 1:100



NORTH - EAST (FRONT) ELEVATION ~

69

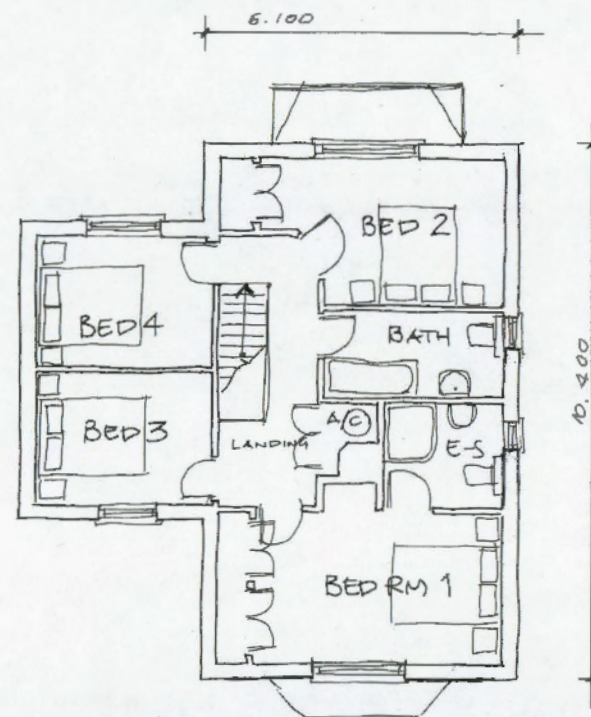
Client	HARTOG HUTTON	Scale:	1:100	BROWN & SCARLETT ARCHITECTS 1 Old Hall Barns, Thurston Road Pakenham, IP31 2NG Tel: 01284 768800 info@brownandscarlett.co.uk
Project:	PLOT 1 - DEVELOPMENT SITE, LAND OFF MITCHERY LANE, POY STREET GREEN, RATTLEDSEN	Date:	SEPT 2016	
Drawing:	DETAILED PLANNING	Contract:	4116 Drg No. 03	



GROUND FLOOR ~ 1:100



PLOT 1



FIRST FLOOR ~

of

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



SOUTH-WEST ELEVATION ~ 1:100



SOUTH-EAST ELEVATION ~



NORTH-WEST ELEVATION ~ PLOT 2

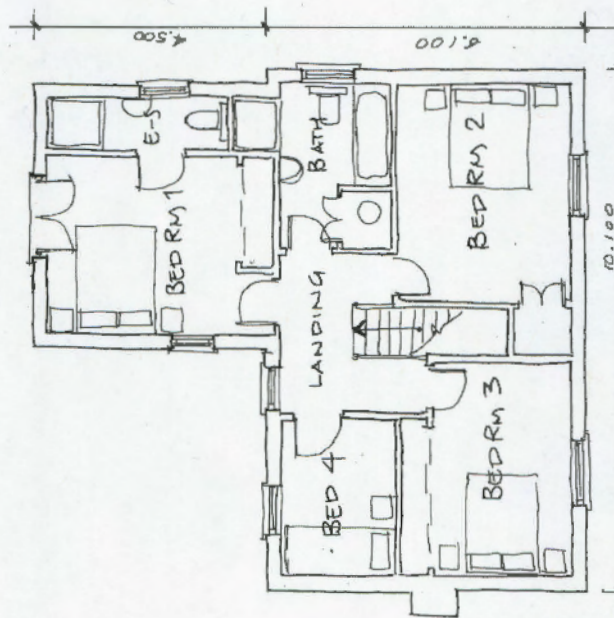
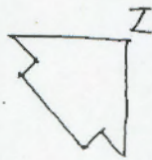


NORTH-EAST ELEVATION (FRONT)

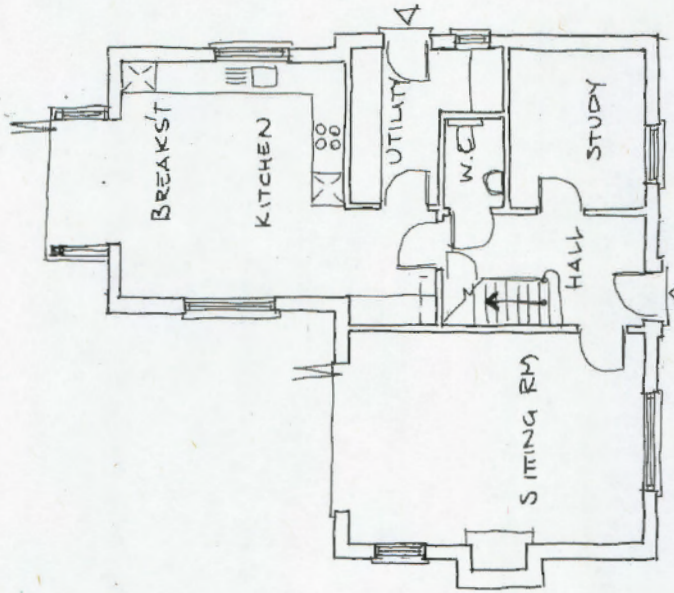
Client	HARTOG HUTTON	Scale:	1:100	BROWN & SCARLETT ARCHITECTS 1 Old Hall Barns, Thurston Road Pakenham, IP31 2NG Tel: 01284 768800 info@brownandscarlett.co.uk
Project:	PLOT 2 - DEVELOPMENT SITE, LAND OFF MITCHERY LANE, POY STREET GREEN, RATTLEDEN	Date:	SEPT 2016	
Drawing:	DETAILED PLANNING	Contract:	4116 Drg No. 05	

17

72

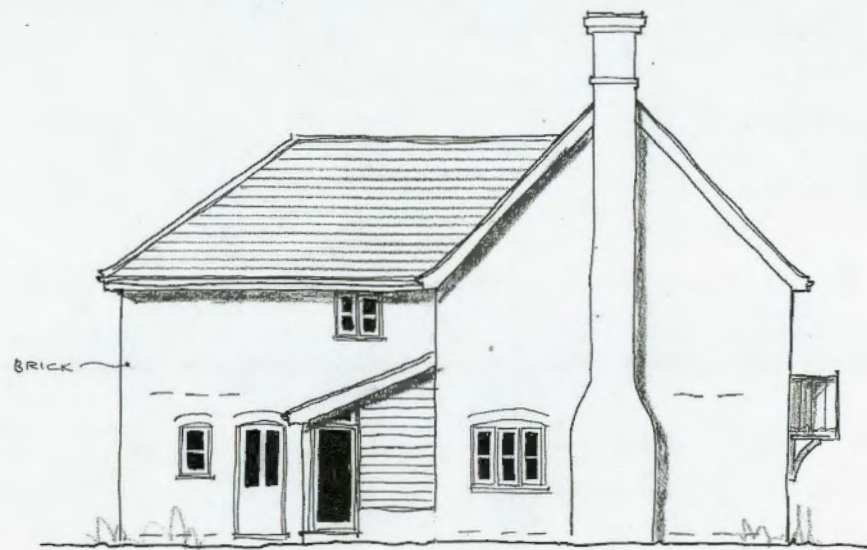
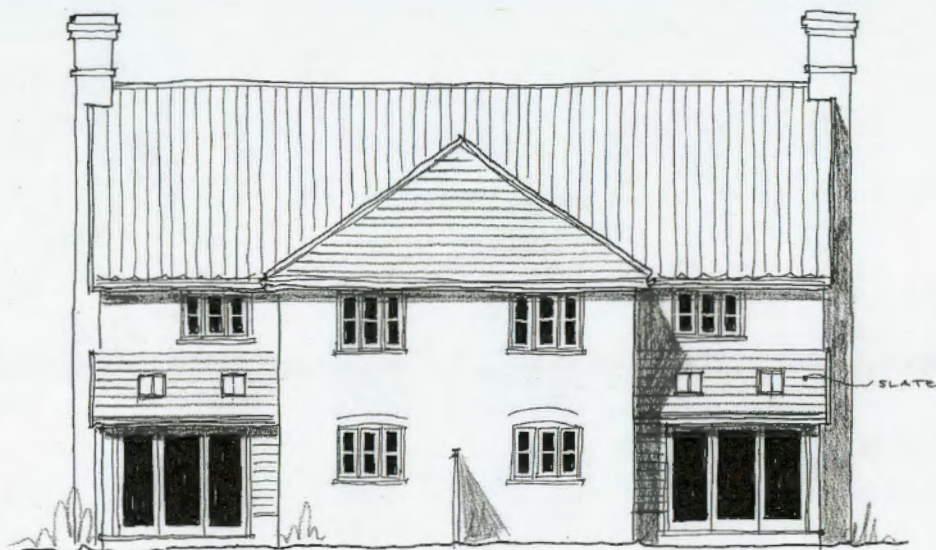


FIRST FLOOR ~ PLOT 2

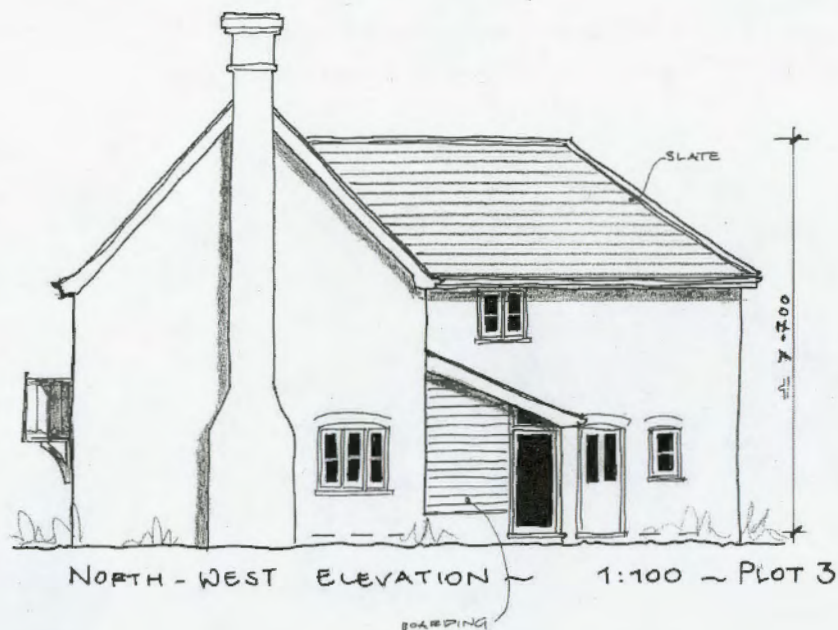


GROUND FLOOR ~ 1:100

Client	HARTOG HUTTON	Scale:	1:100	BROWN & SCARLETT ARCHITECTS 1 Old Hall Barns, Thurston Road Pakenham, IP31 2NG Tel: 01284 768800 info@brownandscarlett.co.uk	
Project:	PLOT 2 - DEVELOPMENT SITE, LAND OFF MITCHERY LANE, FOY STREET GREEN, RATTLEDEN	Date:	SEPT 2016		
Drawing:	DETAILED PLANNING	Contract:	4116	Dwg No.	04



SOUTH EAST ELEVATION ~ PLOT 4



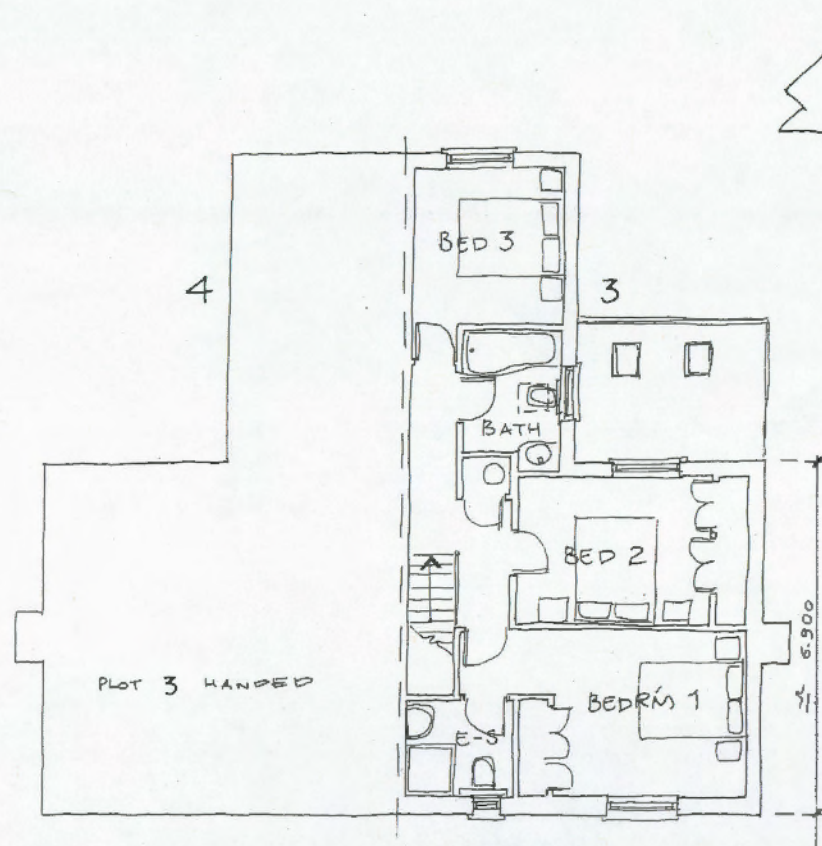
NORTH - WEST ELEVATION ~ 1:100 ~ PLOT 3



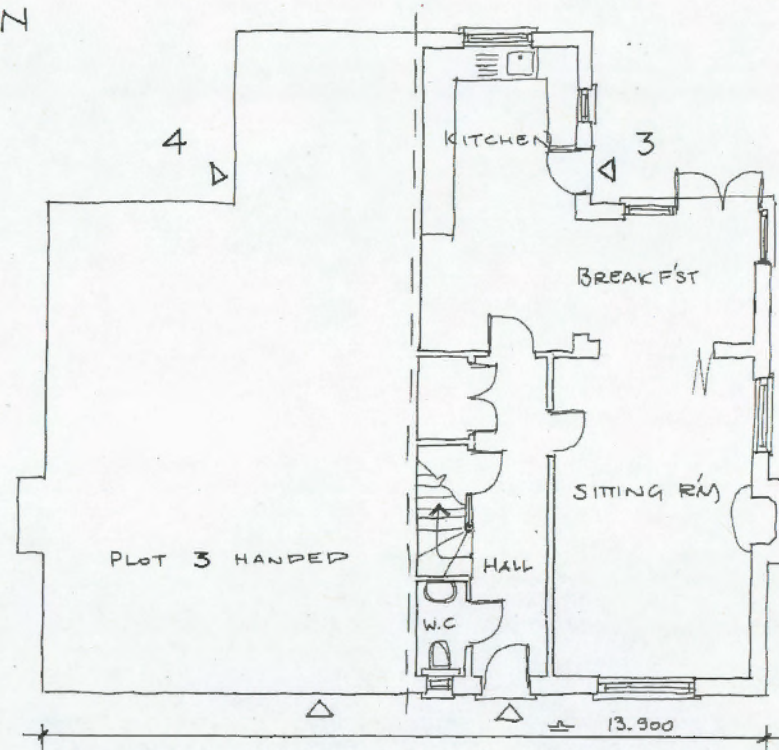
NORTH - EAST (FRONT) ELEVATION ~ PLOTS 3 & 4

73

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



FIRST FLOOR PLANS ~ PLOTS 3 & 4



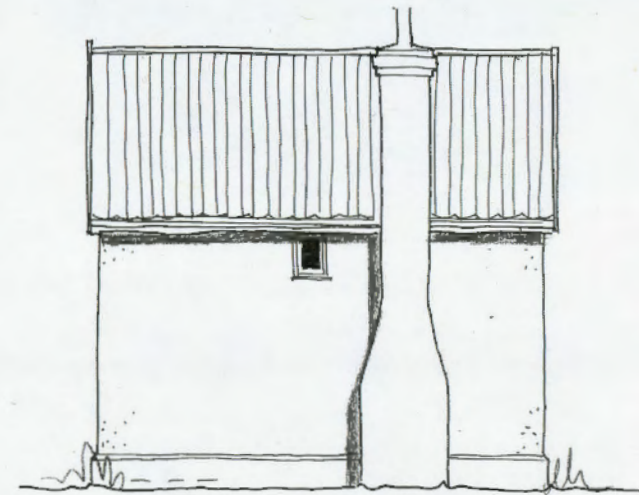
GROUND FLOOR ~ 1:100

ht

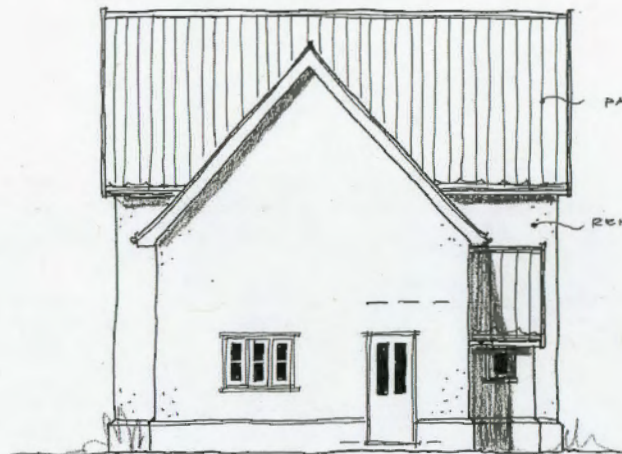
Client	HARTOG HUTTON	Scale:	1:100	BROWN & SCARLETT ARCHITECTS 1 Old Hall Barns, Thurston Road Pakenham, IP31 2NG Tel: 01284 768800 info@brownandscarlett.co.uk
Project:	PLOT 3 & 4 - DEVELOPMENT SITE, LAND OFF MITCHERY LANE, POY STREET GREEN, RATTLEDEN	Date:	SEPT 2016	
Drawing:	DETAILED PLANNING	Contract: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



SOUTH - WEST ELEVATION ~



NORTH - WEST ELEVATION ~



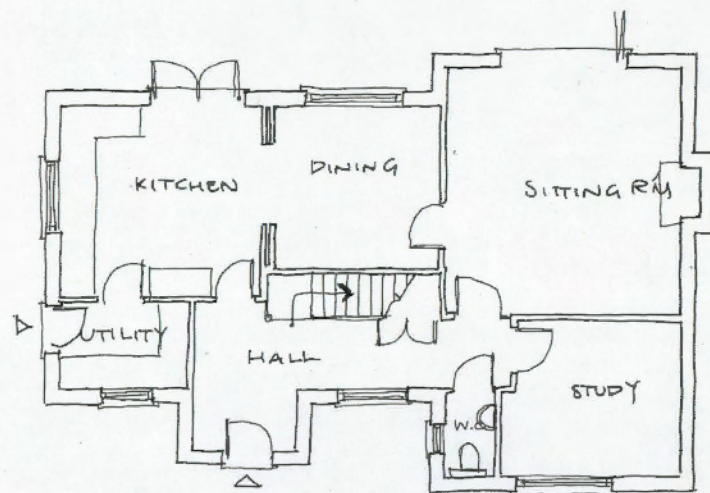
SOUTH - EAST ELEVATION ~ 1:100



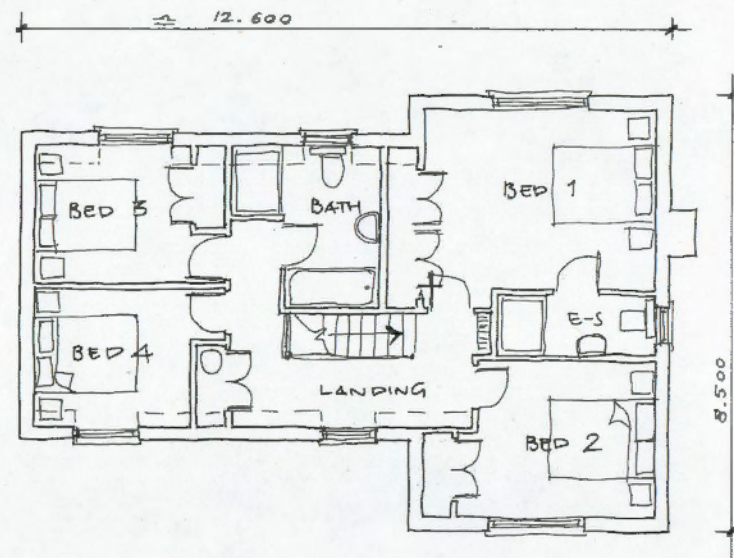
NORTH - EAST (FRONT) ELEVATION ~ PLOT 5

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

st



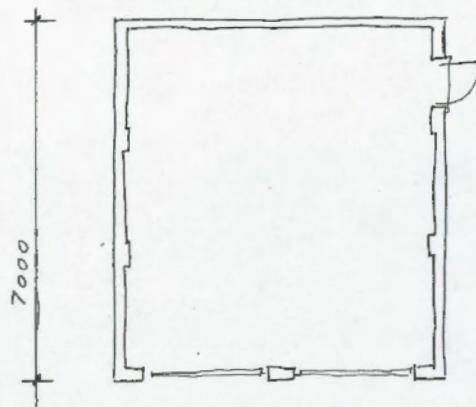
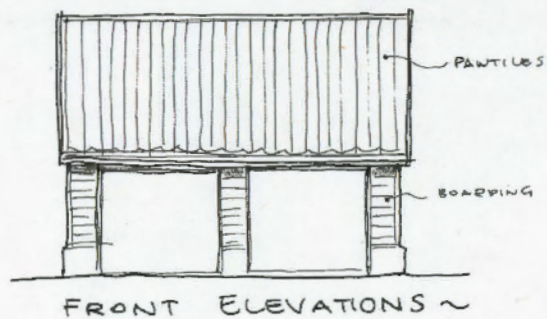
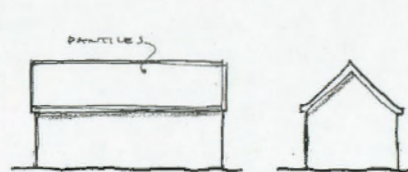
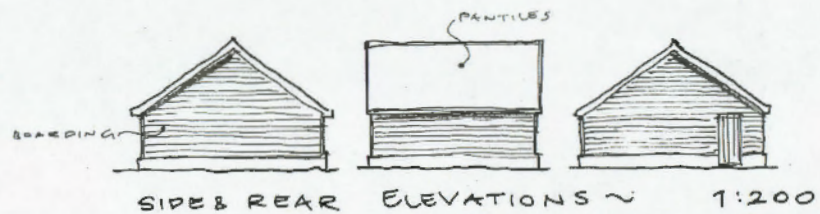
GROUND FLOOR ~ PLOT 5



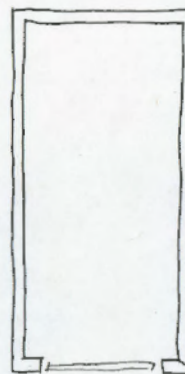
FIRST FLOOR ~ 1:100

97

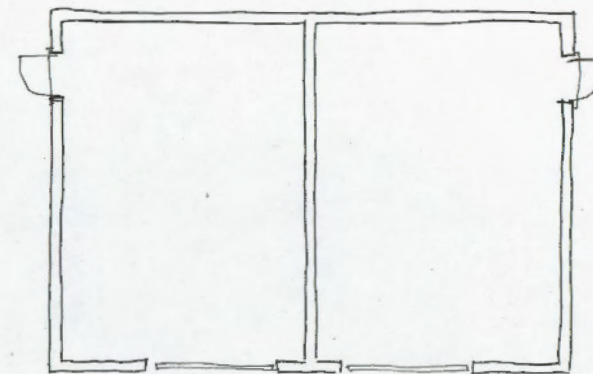
Client	HARTOG HUTTON	Scale:	1:100	BROWN & SCARLETT ARCHITECTS 1 Old Hall Barns, Thurston Road Pakenham, IP31 2NG Tel: 01284 768800 info@brownandscarlett.co.uk
Project:	PLOT 5 - DEVELOPMENT SITE, LAND OFF MITCHERY LANE, POY STREET GREEN, RATTLESDEN	Date:	SEPT 2016	
Drawing:	DETAILED PLANNING	Contract: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



GARAGING ~ PLOT 5



PLOTS 3 & 4



PLOTS 1 & 2

77

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

78

Consultee Comments for application 4335/16

Application Summary

Application Number: 4335/16

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

Proposal: Erection of 5 dwellings with garages

Case Officer: Samantha Summers

Consultee Details

Name: Mr Doug Reed

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

Email: rattlesdenpc@live.co.uk

On Behalf Of: Rattlesden Parish Clerk

Comments

Rattlesden Parish Council SUPPORTS the application.

79

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

Sam

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

David

David Pizzey

Arboricultural Officer

Hadleigh office: 01473 826662

Needham Market office: 01449 724555

david.pizzey@baberghmidsuffolk.gov.uk

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

Babergh and Mid Suffolk District Councils - Working Together

80

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

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

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

Regards

Nathan

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



81



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

Suffolk Wildlife Trust
Brooke House
Ashbocking
Ipswich
IP6 9JY

01473 890089
info@suffolkwildlifetrust.org
suffolkwildlifetrust.org

16/11/2016

Dear Samantha Summers,

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

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

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

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

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

Yours sincerely

Jill Crighton
Conservation Planner

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

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

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

Our Ref: 2016_4335
Date: 29 November 2016

For the Attention of Samantha Summers

Dear Mr Isbell

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

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

There are no grounds to consider refusal of permission in order to achieve preservation *in situ* of any important heritage assets. However, in accordance with the *National Planning Policy Framework* (Paragraph 141), any permission granted should be the subject of a planning condition to record and advance understanding of the significance of any heritage asset before it is damaged or destroyed.

In this case the following two conditions would be appropriate:

1. No development shall take place within the area indicated [the whole site] until the implementation of a programme of archaeological work has been secured, in accordance with a Written Scheme of Investigation which has been submitted to and approved in writing by the Local Planning Authority.

The scheme of investigation shall include an assessment of significance and research questions; and:

- a. The programme and methodology of site investigation and recording
- b. The programme for post investigation assessment
- c. Provision to be made for analysis of the site investigation and recording

- d. Provision to be made for publication and dissemination of the analysis and records of the site investigation
- e. Provision to be made for archive deposition of the analysis and records of the site investigation
- f. Nomination of a competent person or persons/organisation to undertake the works set out within the Written Scheme of Investigation.
- g. The site investigation shall be completed prior to development, or in such other phased arrangement, as agreed and approved in writing by the Local Planning Authority.

2. No building shall be occupied until the site investigation and post investigation assessment has been completed, submitted to and approved in writing by the Local Planning Authority, in accordance with the programme set out in the Written Scheme of Investigation approved under part 1 and the provision made for analysis, publication and dissemination of results and archive deposition.

REASON:

To safeguard archaeological assets within the approved development boundary from impacts relating to any groundworks associated with the development scheme and to ensure the proper and timely investigation, recording, reporting and presentation of archaeological assets affected by this development, in accordance with Core Strategy Objective SO 4 of Mid Suffolk District Council Core Strategy Development Plan Document (2008) and the National Planning Policy Framework (2012).

INFORMATIVE:

The submitted scheme of archaeological investigation shall be in accordance with a brief procured beforehand by the developer from Suffolk County Council Archaeological Service, Conservation Team.

I would be pleased to offer guidance on the archaeological work required and, in our role as advisor to Mid Suffolk District Council, the Conservation Team of SCC Archaeological Service will, on request of the applicant, provide a specification for the archaeological mitigation. In this case, an archaeological evaluation will be required to establish the potential of the site and decisions on the need for any further investigation (excavation before any groundworks commence and/or monitoring during groundworks) will be made on the basis of the results of the evaluation.

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

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

Yours sincerely,

James Rolfe

Archaeological Officer
Conservation Team