



Mid Suffolk District Council Planning Services  
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## Application for Planning Permission

### Town and Country Planning Act 1990 (as amended)

#### Publication of applications on planning authority websites

Please note that the information provided on this application form and in supporting documents may be published on the Authority's website. If you require any further clarification, please contact the Authority's planning department.

### Site Location

**Disclaimer:** We can only make recommendations based on the answers given in the questions.

If you cannot provide a postcode, the description of site location must be completed. Please provide the most accurate site description you can, to help locate the site - for example "field to the North of the Post Office".

Number

Suffix

Property Name

Address Line 1

Address Line 2

Address Line 3

Town/city

Postcode

Description of site location must be completed if postcode is not known:

Easting (x)  Northing (y)

Description

## Applicant Details

### Name/Company

Title

Mr

First name

Howard

Surname

Newport

Company Name

### Address

Address line 1

Marsden Terrace The Street

Address line 2

Address line 3

Suffolk

Town/City

Rickinghall Superior

Country

United Kingdom

Postcode

IP22 1DY

Are you an agent acting on behalf of the applicant?

Yes

No

### Contact Details

Primary number

Secondary number

Fax number

Email address

## Agent Details

Name/Company

Title

First name

Surname

Company Name

## Address

Address line 1

Address line 2

Address line 3

Town/City

Country

Postcode

## Contact Details

Primary number

Secondary number

Fax number

Email address

## Site Area

What is the measurement of the site area? (numeric characters only).

Unit

## Description of the Proposal

Please note in regard to:

- **Fire Statements** - From 1 August 2021, planning applications for buildings of over 18 metres (or 7 stories) tall containing more than one dwelling will require a 'Fire Statement' for the application to be considered valid. There are some exemptions. [View government planning guidance on fire statements](#) or [access the fire statement template and guidance](#).
- **Permission In Principle** - If you are applying for Technical Details Consent on a site that has been granted Permission In Principle, please include the relevant details in the description below.
- **Public Service Infrastructure** - From 1 August 2021, applications for certain public service infrastructure developments will be eligible for faster determination timeframes. See help for further details or [view government planning guidance on determination periods](#).

### Description

Please describe details of the proposed development or works including any change of use

Has the work or change of use already started?

- Yes  
 No

## Existing Use

Please describe the current use of the site

Is the site currently vacant?

- Yes  
 No

If Yes, please describe the last use of the site

When did this use end (if known)?

**Does the proposal involve any of the following? If Yes, you will need to submit an appropriate contamination assessment with your application.**

Land which is known to be contaminated

- Yes
- No

Land where contamination is suspected for all or part of the site

- Yes
- No

A proposed use that would be particularly vulnerable to the presence of contamination

- Yes
- No

## Materials

Does the proposed development require any materials to be used externally?

- Yes
- No

Please provide a description of existing and proposed materials and finishes to be used externally (including type, colour and name for each material)

**Type:**

Walls

**Existing materials and finishes:**

**Proposed materials and finishes:**

Red Brick Plinth and Chimney. Render to main walls

**Type:**

Roof

**Existing materials and finishes:**

**Proposed materials and finishes:**

Roof tiles

**Type:**

Windows

**Existing materials and finishes:**

**Proposed materials and finishes:**

Windows to clients specification. Assumed sash windows

**Type:**

Doors

**Existing materials and finishes:**

**Proposed materials and finishes:**

Doors to client specification.

**Type:**

Boundary treatments (e.g. fences, walls)

**Existing materials and finishes:**

**Proposed materials and finishes:**

Close boarded fences between gardens and to perimeter of site.

**Type:**

Vehicle access and hard standing

**Existing materials and finishes:**

**Proposed materials and finishes:**

Paving to client specification. Assumed permeable paving

Are you supplying additional information on submitted plans, drawings or a design and access statement?

Yes

No

If Yes, please state references for the plans, drawings and/or design and access statement

21074\_PL01\_RevC\_Proposed Site Plan\_Land to Rear of Lion House  
21074\_PL02\_RevB\_Proposed Plans\_Elevations\_Land to Rear of Lion House  
21074\_PL10\_Existing Site Plan\_Land to Rear of Lion Cottage  
21074\_PL11\_Existing Site Plan\_Land to Rear of Lion Cottage  
21074\_PL12\_Existing Site Elevations\_Land to Rear of Lion Cottage  
21074\_PL13\_Existing Site Elevations\_Land to Rear of Lion Cottage  
21074\_PL14\_Existing Site Views\_Land to Rear of Lion Cottage  
21074\_PL20\_Proposed Site Plan\_Land to Rear of Lion Cottage  
21074\_PL21\_Proposed Site Plan\_Land to Rear of Lion Cottage  
21074\_PL22\_Proposed Site Elevations\_Land to Rear of Lion Cottage  
21074\_PL23\_Proposed Site Elevations\_Land to Rear of Lion Cottage  
21074\_PL24\_Proposed Site Views\_Land to Rear of Lion Cottage  
21074\_Design & Access Statement  
120202201\_CAG\_Highways Statement  
JBA 22-319\_ECO01\_Ecological Walkover\_Rear of Lion House, Rickinghall  
DIS 22-319  
Plot\_A\_to\_the\_Rear\_of\_Lion\_House\_HCP\_60  
Plot\_B\_to\_the\_Rear\_of\_Lion\_House\_HCP\_60

## Pedestrian and Vehicle Access, Roads and Rights of Way

Is a new or altered vehicular access proposed to or from the public highway?

- Yes  
 No

Is a new or altered pedestrian access proposed to or from the public highway?

- Yes  
 No

Are there any new public roads to be provided within the site?

- Yes  
 No

Are there any new public rights of way to be provided within or adjacent to the site?

- Yes  
 No

Do the proposals require any diversions/extinguishments and/or creation of rights of way?

- Yes  
 No

If you answered Yes to any of the above questions, please show details on your plans/drawings and state their reference numbers

21074\_PL01\_RevC\_Proposed Site Plan\_Land to Rear of Lion House  
21074\_PL20\_Proposed Site Plan\_Land to Rear of Lion Cottage

## Vehicle Parking

Does the site have any existing vehicle/cycle parking spaces or will the proposed development add/remove any parking spaces?

- Yes  
 No

## Trees and Hedges

Are there trees or hedges on the proposed development site?

- Yes  
 No

And/or: Are there trees or hedges on land adjacent to the proposed development site that could influence the development or might be important as part of the local landscape character?

- Yes  
 No

**If Yes to either or both of the above, you may need to provide a full tree survey, at the discretion of the local planning authority. If a tree survey is required, this and the accompanying plan should be submitted alongside the application. The local planning authority should make clear on its website what the survey should contain, in accordance with the current 'BS5837: Trees in relation to design, demolition and construction - Recommendations'.**

## Assessment of Flood Risk

Is the site within an area at risk of flooding? (Check the location on the Government's [Flood map for planning](#). You should also refer to national [standing advice](#) and your local planning authority requirements for information as necessary.)

- Yes  
 No

Is your proposal within 20 metres of a watercourse (e.g. river, stream or beck)?

- Yes  
 No

Will the proposal increase the flood risk elsewhere?

- Yes  
 No

How will surface water be disposed of?

- Sustainable drainage system  
 Existing water course  
 Soakaway  
 Main sewer  
 Pond/lake

## Biodiversity and Geological Conservation

**Is there a reasonable likelihood of the following being affected adversely or conserved and enhanced within the application site, or on land adjacent to or near the application site?**

**To assist in answering this question correctly, please refer to the help text which provides guidance on determining if any important biodiversity or geological conservation features may be present or nearby; and whether they are likely to be affected by the proposals.**

a) Protected and priority species

- Yes, on the development site  
 Yes, on land adjacent to or near the proposed development  
 No



b) Designated sites, important habitats or other biodiversity features

- Yes, on the development site
- Yes, on land adjacent to or near the proposed development
- No

c) Features of geological conservation importance

- Yes, on the development site
- Yes, on land adjacent to or near the proposed development
- No

### Supporting information requirements

Where a development proposal is likely to affect features of biodiversity or geological conservation interest, you will need to submit, with the application, sufficient information and assessments to allow the local planning authority to determine the proposal.

Failure to submit all information required will result in your application being deemed invalid. It will not be considered valid until all information required by the local planning authority has been submitted.

Your local planning authority will be able to advise on the content of any assessments that may be required.

## Foul Sewage

Please state how foul sewage is to be disposed of:

- Mains sewer
- Septic tank
- Package treatment plant
- Cess pit
- Other
- Unknown

Are you proposing to connect to the existing drainage system?

- Yes
- No
- Unknown

If Yes, please include the details of the existing system on the application drawings and state the plan(s)/drawing(s) references

No current drainage on site. New drainage system to be installed on site, along road and connected to existing drainage systems.

## Waste Storage and Collection

Do the plans incorporate areas to store and aid the collection of waste?

- Yes
- No

If Yes, please provide details:

21074\_PL01\_RevC\_Proposed Site Plan\_Land to Rear of Lion House  
Bin store location along access road on collection day

Have arrangements been made for the separate storage and collection of recyclable waste?

- Yes
- No

If Yes, please provide details:

21074\_PL01\_RevC\_Proposed Site Plan\_Land to Rear of Lion House  
Bin store location along access road on collection day. Separate bins for refuse and recycling.

## Trade Effluent

Does the proposal involve the need to dispose of trade effluents or trade waste?

- Yes  
 No

## Residential/Dwelling Units

Does your proposal include the gain, loss or change of use of residential units?

- Yes  
 No

**Please note: This question is based on the current housing categories and types specified by government.**

If your application was started before 23 May 2020, the categories and types shown in this question will now have changed. We recommend that you review any information provided to ensure it is correct before the application is submitted.

## Proposed

Please select the housing categories that are relevant to the proposed units

- Market Housing  
 Social, Affordable or Intermediate Rent  
 Affordable Home Ownership  
 Starter Homes  
 Self-build and Custom Build

## Self-build and Custom Build

Please specify each type of housing and number of units proposed

### Housing Type:

Houses

#### 1 Bedroom:

0

#### 2 Bedroom:

0

#### 3 Bedroom:

0

#### 4+ Bedroom:

2

#### Unknown Bedroom:

0

#### Total:

2

Proposed Self-build and Custom	1 Bedroom Total	2 Bedroom Total	3 Bedroom Total	4 Bedroom Total	Unknown	Bedroom Total
Housing Category Totals	0	0	0	2		2
					0	

## Existing

Please select the housing categories for any existing units on the site

- Market Housing
- Social, Affordable or Intermediate Rent
- Affordable Home Ownership
- Starter Homes
- Self-build and Custom Build

## Totals

Total proposed residential units	2
Total existing residential units	0
Total net gain or loss of residential units	2

## All Types of Development: Non-Residential Floorspace

Does your proposal involve the loss, gain or change of use of non-residential floorspace?  
 Note that 'non-residential' in this context covers all uses except Use Class C3 Dwellinghouses.

- Yes
- No

## Employment

Are there any existing employees on the site or will the proposed development increase or decrease the number of employees?

- Yes
- No

## Hours of Opening

Are Hours of Opening relevant to this proposal?

- Yes
- No

## Industrial or Commercial Processes and Machinery

Does this proposal involve the carrying out of industrial or commercial activities and processes?

- Yes
- No

Is the proposal for a waste management development?

- Yes  
 No

## Hazardous Substances

Does the proposal involve the use or storage of Hazardous Substances?

- Yes  
 No

## Site Visit

Can the site be seen from a public road, public footpath, bridleway or other public land?

- Yes  
 No

If the planning authority needs to make an appointment to carry out a site visit, whom should they contact?

- The agent  
 The applicant  
 Other person

## Pre-application Advice

Has assistance or prior advice been sought from the local authority about this application?

- Yes  
 No

**If Yes, please complete the following information about the advice you were given (this will help the authority to deal with this application more efficiently):**

Officer name:

Title

\*\*\*\*\* REDACTED \*\*\*\*\*

First Name

\*\*\*\*\* REDACTED \*\*\*\*\*

Surname

\*\*\*\*\* REDACTED \*\*\*\*\*

Reference

DC/22/00076

Date (must be pre-application submission)

13/04/2022

Details of the pre-application advice received

## Principle of Development

This pre-application submission seeks an Officer's opinion in relation to the principle of the erection of 2No. 4 bedroom dwellings at Land To Rear Of Lion House, The Street, Rickinghall Superior.

This proposal would require a full planning application, or an outline planning application (followed by reserved matters).

Policy CS1 and CS2 of the Mid Suffolk Core Strategy are relevant to the principle of this development.

Policy CS1 relates to the settlement hierarchy of Mid Suffolk, the policy states that the majority of new development will be directed to towns and key service centres. Rickinghall Superior is classified as a key service centre and therefore will accommodate some development. This site is located within the settlement boundary of Rickinghall Superior and is therefore in accordance with this policy.

Policy CS2 relates to development in countryside and countryside villages however, as Rickinghall Superior is classed as a key service centre it does not fall into policy CS2.

Policy FC1 of the Mid Suffolk Core Strategy focussed review relates to the presumption in favour of sustainable development. The policy states when considering development proposals the Council will take a positive approach that reflects the presumption in favour of sustainable development contained in the National Planning Policy Framework. This site is considered to be a sustainable location as it has good pedestrian access to local services and forms a close functional relationship to the built-up area.

Although The Street has a linear form of development, the principle of back land development behind the existing row of houses has already been established by the neighbours to the North and South, therefore this development is not considered to be out of character with the area.

The principle of development could be supported subject to detail and the concerns raised below sufficiently addressed.

## Conclusions/ Planning Balance

The proposal for the erection of two dwellings is acceptable in principle under the provisions of the Local Plan and NPPF.

Matters of design, ecology, heritage, highways, landscaping and residential amenity are as above and represent a risk to the acceptability of any future scheme.

The existing access and visibility raises real concerns and it is recommended that advice from the Highways Authority is sought prior to making an application. An objection would be sufficient to warrant refusal.

Any future application would be subject to a site visit as part of the formal application process where material considerations would be assessed in full.

On the basis of the above considerations and conclusions, should you wish to proceed with an application, a full planning application or outline application (followed by reserved matters) would be required.

## Authority Employee/Member

**With respect to the Authority, is the applicant and/or agent one of the following:**

- (a) a member of staff**
- (b) an elected member**
- (c) related to a member of staff**
- (d) related to an elected member**

It is an important principle of decision-making that the process is open and transparent.

For the purposes of this question, "related to" means related, by birth or otherwise, closely enough that a fair-minded and informed observer, having considered the facts, would conclude that there was bias on the part of the decision-maker in the Local Planning Authority.

Do any of the above statements apply?

Yes

No

## Ownership Certificates and Agricultural Land Declaration

### Certificates under Article 14 - Town and Country Planning (Development Management Procedure) (England) Order 2015 (as amended)

Please answer the following questions to determine which Certificate of Ownership you need to complete: A, B, C or D.

Is the applicant the sole owner of all the land to which this application relates; and has the applicant been the sole owner for more than 21 days?

Yes

No

Is any of the land to which the application relates part of an Agricultural Holding?

Yes

No

### Certificate Of Ownership - Certificate A

I certify/The applicant certifies that on the day 21 days before the date of this application nobody except myself/ the applicant was the owner\* of any part of the land or building to which the application relates, and that none of the land to which the application relates is, or is part of, an agricultural holding\*\*

\* "owner" is a person with a freehold interest or leasehold interest with at least 7 years left to run.

\*\* "agricultural holding" has the meaning given by reference to the definition of "agricultural tenant" in section 65(8) of the Act.

**NOTE:** You should sign Certificate B, C or D, as appropriate, if you are the sole owner of the land or building to which the application relates but the land is, or is part of, an agricultural holding.

Person Role

The Applicant

The Agent

Title

Mr

First Name

Tony

Surname

Pearce

Declaration Date

22/09/2022

Declaration made

## Declaration

I / We hereby apply for Full planning permission as described in this form and accompanying plans/drawings and additional information. I / We confirm that, to the best of my/our knowledge, any facts stated are true and accurate and any opinions given are the genuine options of the persons giving them. I / We also accept that: Once submitted, this information will be transmitted to the Local Planning Authority and, once validated by them, be made available as part of a public register and on the authority's website; our system will automatically generate and send you emails in regard to the submission of this application.

I / We agree to the outlined declaration

Signed

Tony Pearce

Date

22/09/2022