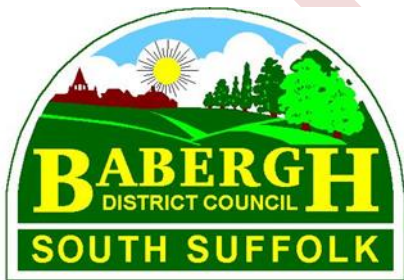


# **Orwell Food Enterprise Zone**

## **Stevin's Site, Wherstead**

### **Draft Local Development Order**

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April 2017

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## Consultation Arrangements

### Purpose

The purpose of this consultation is to gain views on the Stevin's Site Draft Local Development Order (LDO). Responses are sought on the contents of this document. Consultation is being undertaken in accordance with Section 38 (3) and (4) of the Town and Country Planning (Development Management Procedure) (England) Order 2015, which specifies who must be consulted.

### Consultation Period

The consultation runs for the statutory period of 28 days from 2 May **until 30 May 2017**.

### Availability of Documents

The draft Local Development Order, Statement of Reasons and associated documents and the public notice are available in the following locations and consultation responses are invited by post or email as detailed below:

Electronically	Please visit: <a href="http://www.babergh.gov.uk/business/economic-development/food-enterprise-zones/">http://www.babergh.gov.uk/business/economic-development/food-enterprise-zones/</a> where you can view and download the LDO documents. The documents are available to accessibility readers or can be made into a large print format via pdf
Council Offices	Babergh District Council Corks Lane Hadleigh Ipswich IP7 6SJ
By post	9am to 5pm Monday to Friday
By email	To the above address marked for the attention of Dawn Easter Dawn.Easter@babberghmidsuffolk.gov.uk

All responses will be recorded, reviewed and analysed and reported (in summary form) to the Planning Committee for consideration, together with any proposed changes to the LDO in accordance with normal council procedures. In the above ways, consultation responses will be used to help inform the refinement of the LDO in its final form.

## Background & Context

- 1.1 Land and buildings on a site of approximately 4.6 hectares off The Strand at Wherstead are currently used for occasional agricultural crop sorting and batching and for other agricultural uses in association with a local farming business. The site was originally established as a compound used by the Dutch company, Stevin Construction B.V. that used the site to manage the construction of the Orwell Bridge between 1979 and 1982.
- 1.2 In March 2015 the Orwell Food Enterprise Zone, centred around Wherstead, was designated by the Department for Food, Environment and Rural Affairs (DEFRA). Such a designation allows local planning authorities the opportunity to consider whether a Local Development Order is appropriate for sites in the Enterprise Zone area, thereby speeding up the planning and development process for designated sites and providing more certainty for investors, developers and the local community.
- 1.3 The Stevin's site, because of its current connection with agricultural uses and the linkages with the adjoining Suffolk Food Hall, has been selected for the preparation of a Local Development Order to encourage businesses, especially those related to food production, to develop in the Enterprise Zone without the need to secure planning permission, if the proposals comply with the conditions of the Order.

## Site Description

- 2.1 The site to which this Order applies is illustrated in red below. It is a previously developed site located to the west of The Strand (B1456) at Wherstead adjacent to and north of the A14 Orwell Bridge. It has an area of approximately 4.6 hectares and, as a consequence of its original uses, much of the site consists of concrete pads that would have been used for the parking of machinery. Three "Romney" buildings remain on site, albeit in a poor state of repair and access to the site is gained from The Strand via a concrete road and a gateway immediately to the north of the point where the Orwell Bridge crosses the Strand.

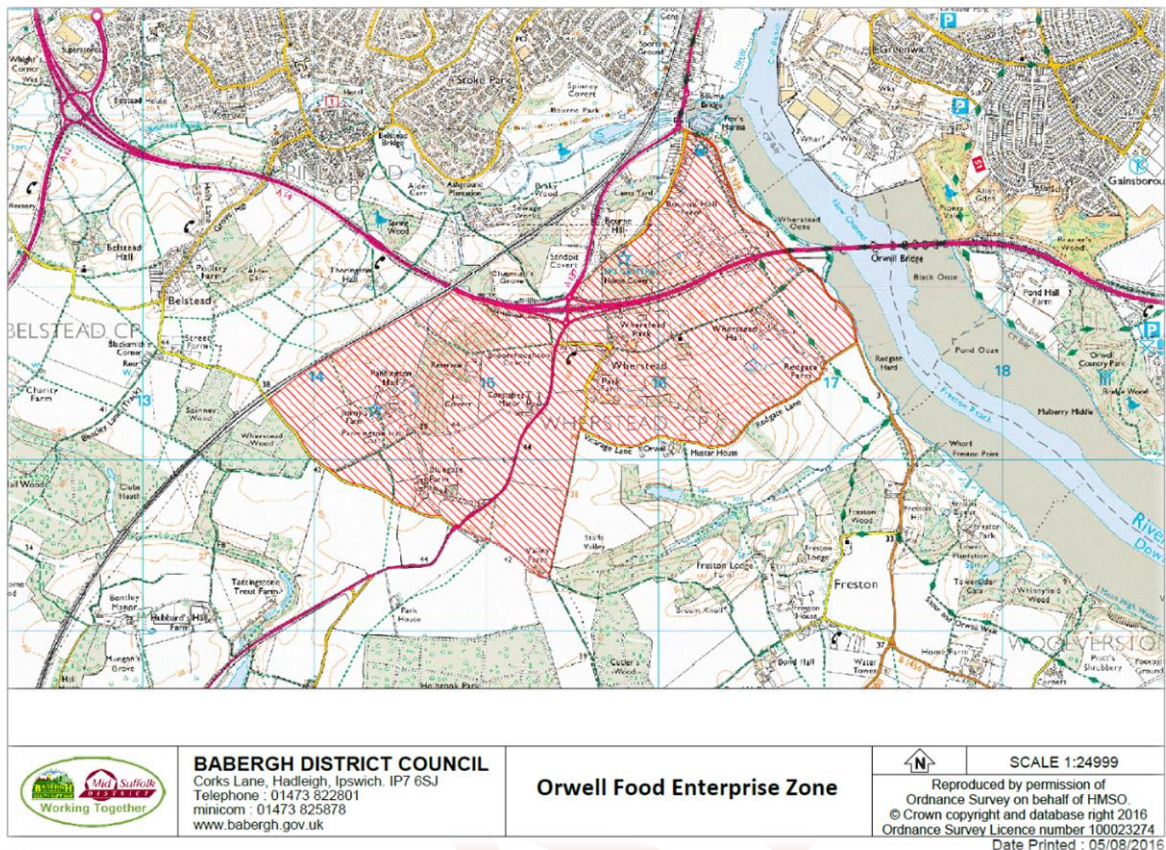


- 2.2 The site is located within the Suffolk Coast and Heaths Area of Outstanding Natural Beauty and sits within a hollow that makes it almost invisible from the surrounding area. To the west, grassland rises up towards Bourne Hill with the woodland of Home Covert providing further screening. To the north the site is screened by existing trees and hedgerows from distant housing on Bourne Hill and The Strand. Other than the site entrance, the main part of the site and its existing buildings cannot be seen from The Strand, helped partly by an existing well established hedge. To the south, the high embankment of the A14 provides a screen from further down the Orwell estuary although the site entrance area is visible through the arches of the bridge from the south-east and the Orwell. Beyond the bridge embankment is the Suffolk Food Hall, although it is not visible from the site.

### **Food Enterprise Zones**

- 3.1 Food Enterprise Zones (FEZ) are a government initiative run by the Department for Food, Environment and Rural Affairs (DEFRA). The aim is to:
- a) enhance rural development through the growth of food businesses in a particular location, be it producers, processors, retailers and/or manufacturers;
  - b) encourage greater collaboration between food and farming businesses, and even encourage links to research and education institutions, in order to develop the domestic food and farming sector;
  - c) allow local decision making, particularly for planning and development issues involving food and farming businesses; and
  - d) attract inward investment
- 3.2 An initial round of Food Enterprise Zones was awarded in February 2015 immediately followed by an invitation by DEFRA for submissions for a second tranche of designations. Babergh District Council, supported by the New Anglia Local Enterprise Partnership, submitted a proposal to create the Orwell FEZ in an area based around three existing businesses in Wherstead – The Suffolk Food Hall, Wherstead Park (the headquarters of the East of England Co-operative Society) and Jimmy’s Farm. The area is illustrated on the map below. The submission was successful and the FEZ was designated in March 2015.





3.3 As part of the Food Enterprise Zone programme, the Department for the Environment, Fisheries and Food (DEFRA) has provided nominal financial support to develop and implement LDOs for the FEZ area. The designation of a FEZ has no additional benefits attached, unlike the wider national programme of Enterprise Zones, where support for Business Rates relief and potential enhanced Capital Allowances are available. The DEFRA engagement and the network of Food Enterprise Zones is looking to learn from the process of developing the potential for an LDO and will continue to monitor activity in the future to determine the wider business and economic benefits which may arise.

### Local Development Orders

- 4.1 LDOs were introduced through the Planning and Compulsory Purchase Act 2004 with a purpose of allowing local planning authorities to extend permitted development rights for certain specified forms of development. In other words, subject to compliance with certain conditions, development could take place without going through the formal planning application process.
- 4.2 The National Planning Practice Guidance outlines the process governing the preparation and the implementation of Local Development Orders and can be viewed here: <http://planningguidance.planningportal.gov.uk/blog/guidance/when-is-permission-required/what-types-of-area-wide-local-planning-permission-are-there/>
- 4.3 The powers in the 2004 Act were amended by the commencement of section 188 of the Planning Act 2008 in June 2009 and more detailed legal provisions on LDOs are contained in sections 61A to 61D and Schedule 4A of the Town and Country Planning Act 1990, as amended and articles 34 and 37 of the Town and Country Planning (Development

Management Procedure) (England) Order 2010, as amended (the 'DMPO'). The DMPO came into force in October 2010 as a consolidation of the Town and Country Planning (General Development Procedure) Order 1995 and instruments which have amended that Order.

- 4.4 The Regulations require that if a local planning authority proposes to make a LDO they must first prepare:
- (a) A draft of the Order; and
  - (b) A statement of their reasons for making the order.

The statement of reasons must contain:

- (a) A description of the development which the order would permit; and
- (b) A plan or statement identifying the land to which the order would relate.

4.5 An LDO has to be consulted on in the same way as if it were a planning application. Following the review of the results of the consultation, the LDO can be approved by the Local Planning Authority. The Secretary of State has to be notified of its approval via the National Planning Casework Unit, as soon as practicable after adoption.

- 4.6 The LDO, once formally adopted by the local planning authority, therefore provides:
- Certainty for investors, developers, neighbours and occupiers because they know what types of development will be acceptable in planning terms;
  - Cost savings for businesses through reducing the need for statements and studies supporting planning applications and the time taken to get a decision on whether the development is acceptable; and
  - Businesses the ability to react quicker to change, thereby reducing costs by allowing businesses to remain competitive.

## **Purpose**

- 5.1 This LDO comprises:
1. Statement of Reasons for granting planning permission and conditions;
  2. The Local Development Order setting out the terms of the planning permission granted, including a prior notification requirement, planning conditions and exceptions; and
  3. Process and Procedures under the LDO which will be followed by Babergh District Council as the local planning authority and by applicants.
- 5.2 The LDO and the terms within it will be active for a period of 5 years following the day of its adoption and will expire following this period. It will therefore cease to apply on the day following the fifth anniversary of the adoption of this order.
- 5.3 Babergh District Council proposes to review progress with the LDO on the third anniversary of its adoption to be able to fully reflect on the continuing suitability of the order in light of any changes to planning policy. The review will be completed within 28 days of the third anniversary and at the end of the review the Council will determine whether to:
- a. Retain the LDO as it stands for the remaining 2 years of its life;



- b. Retain but revise some elements; or
  - c. Revoke and Cancel the LDO.
- 5.4 Development which has commenced under the provisions of the LDO can be completed in the event that the LDO is revoked, or revised or expires. Development which has commenced under the provisions of the LDO can be completed following expiry of the LDO after the end of the 5-year period; provided it still complies with the established conditions and criteria for development.

### Statement of Reasons

- 6.1 This Local Development Order has been prepared to help streamline the planning process and enable specified development to take place within the site identified on Appendix I without requiring planning permission as long as the conditions attached to the LDO are complied with. Where a development proposal does not conform to the Order or cannot satisfy the conditions attached to the Order, planning permission will need to be sought in the usual way.

### Objectives

- 6.2 The Food Enterprise Zone seeks to bring more local produce to the market, particularly artisan foods, and to promote food-related tourism in the local area. This will be achieved through:
- Stimulating the creation of additional jobs in the wider food sector supporting the Food Enterprise Zone;
  - Supporting new entrants to the market through facilitating food related business start-ups and high growth enterprise;
  - Enabling existing food related businesses to consolidate and expand;
  - Introduce innovation and up-skilling opportunities at every step, especially through strengthening links with science and education via local Higher and Further Education establishments;
  - Highlighting the importance of the local food-related economy to the wider area;
  - Growing a network around this important sector;
  - Providing access to faster broadband;
  - Offering access to additional support and grants as available from Babergh District Council, New Anglia Local Enterprise Partnership and other partners; and
  - Attracting inward investment into the area and growing the size of the agri-food sector overall.

### Justification for Creating an LDO

- 6.3 The District Council is committed to enabling opportunities for the delivery of both environmentally and economically sustainable growth. Priority I for Babergh in the Babergh and Mid Suffolk Joint Strategic Plan Refresh 2016-2020 is to: “*Shape, influence and provide the leadership to enable growth while protecting and enhancing our environment.*” The work on Food Enterprise Zones comes under the *Business Growth & Productivity* programme.

- 6.4 The production, processing and selling of locally sourced food is an important part of the local economy, recognised through the designation by the government of the area based around three existing businesses in Wherstead as the Orwell Food Enterprise Zone in 2015.
- 6.5 The New Anglia Strategic Economic Plan identifies agriculture, food & drink as one of the 4 largest underpinning sectors that are the largest employers in the New Anglia economy. The LEP (and partners) will continue to support these in order to improve their productivity and competitiveness. The Suffolk Growth Strategy seeks to build on Suffolk's distinctive competitive economic and environmental advantages. It acknowledges that there is particular potential for growth in the specialist food and drink offer driven by national demand for high quality locally sourced food. The size of the food & drink and agriculture sectors in Babergh is significantly larger than the Suffolk average, highlighting its importance to the local economy.
- 6.6 The Strategy identifies 9 growth sectors, one of which is food drink and agriculture. With key outcomes to:
- strengthen skills;
  - attract inward investment and promote enterprise;
  - focus growth in principal economic growth locations; and
  - improve transport, digital communications and other infrastructure.
- 6.7 A site development framework has been prepared for the site and adopted alongside this LDO that sets out how the site can be satisfactorily developed without having a detrimental impact on its surroundings. This LDO will provide a means of delivering that prescribed development, as long as it conforms with the conditions attached to it.

#### Benefits

- 6.8 The LDO will:
- Make bringing forward defined development easier for the landowners / developers by outlining all of the development that is permitted without the need for planning permission, which will improve investor and occupier clarity, certainty and confidence;
  - Ensure, through the application of the conditions attached to the LDO, that the amenity of residents and international habitats in the vicinity of the LDO site are protected so that they do not suffer from adverse impacts arising from inappropriate development; and
  - Allow economic development to occur in a timely manner in response to business opportunities for growth and expansion;

## Planning Policy Context

### ***National Planning Policy***

- 7.1 The National Planning Policy Framework (NPPF), published in March 2012, sets out the government's economic, environmental and social planning policies. Local Authorities must take its contents into account when preparing Local Plans and also when making decisions

on planning applications. Paragraph 215 of the NPPF indicates that "*due weight should be given to relevant policies in existing plans according to their degree of consistency with this framework (the closer the policies in the plan to the policies in the Framework, the greater the weight that may be given)*".

- 7.2 The key principle of the NPPF is the presumption in favour of sustainable development, taking into account the economic, social and environmental benefits that development can bring. It states that the planning system should be used to play an active role in guiding development to sustainable solutions through building a strong and competitive economy, ensuring the vitality of town centres, supporting a prosperous rural economy, promoting sustainable transport and requiring good design.
- 7.3 Paragraph 19 states that "The Government is committed to ensuring that the planning system does everything it can to support sustainable economic growth. Planning should operate to encourage and not act as an impediment to sustainable growth. Therefore significant weight should be placed on the need to support economic growth through the planning system."
- 7.4 The NPPF also requires that investment in business should not be over-burdened by the combined requirements of planning policy expectations and that local planning authorities should consider using Local Development Orders to relax planning controls where impacts are acceptable, and in particular where this would promote economic, social or environmental gains for the area, such as boosting enterprise (Paragraph 199).

### **Babergh Planning Policy**

- 7.5 Core Strategy: The Core Strategy was adopted in February 2014. Policy CS3 of the Core Strategy (2014) states that proposals for employment uses that will contribute to the local economy will be supported where they are appropriate in scale, character and nature to their locality. The policy also supports the re-use of existing land and premises and proposals that contribute to farm diversification.
- 7.6 Policy CS15 sets out how the Council will implement sustainable development in the District. This includes;
- the protection and creation of jobs to strengthen and diversify the local economy;
  - protecting and enhancing biodiversity;
  - prioritising the use of brownfield land for development; and
  - encourages the production of development briefs where proposals warrant such an approach owing to the scale, location or mix of uses.
- 7.7 Policy CS17 promotes sustainable and environmentally acceptable economic growth in the rural area through a number of measures including;
- farm diversification;
  - the re-use of redundant rural buildings;
  - sustainable tourism and leisure based businesses (including those offering a diverse range of visitor accommodation, activities or experiences);
  - rural 'business parks', and workshops, rural and community business 'hubs' that share facilities and other innovative rural enterprises, and innovative business practices such as co-operatives or micro-businesses based on shared facilities / services; and
  - where appropriate, farm shops and farmers' markets;

- 7.8 **Babergh Local Plan Alteration No.2:** The Local Plan was adopted by the Council on 1st June 2006 and sets out the detailed policies and proposals for the control of development across the district. Subsequent to its adoption, some policies have been replaced by the Babergh Core Strategy. Work has recently commenced on the preparation of a joint local plan document that will replace the remaining policies in Alteration No.2. However, until the “Joint Local Plan Babergh and Mid Suffolk” is adopted, the saved policies of the Local Plan (2006) remain, where appropriate, material in the consideration of planning proposals.
- 7.9 Policy RE11 allocates land between the A137, the A14 and The Strand for recreational uses. The policy has not been replaced by the Core Strategy and states:

### **Policy RE11**

#### **Land between A137, A14 and The Strand, Wherstead**

(A) A site off The Strand (B1456), Wherstead, is allocated for the provision of an hotel. Access for this development is to be served from The Strand (B1456). An indicative site area has been identified but the exact location and extent of the site will be determined by agreement with the landowners and/or applicant(s). As a general requirement, development proposals will be expected to make the best use of previously developed land.

(B) Approximately 30 hectares of land between the A137, Bourne Hill, The Strand (B1456) and the A14, Wherstead, are allocated for the provision of a country park. It is anticipated that various different parcels of land will be used for this purpose, as identified by the landowners. The delivery of these various parcels for this purpose is likely to be phased over time according to the availability of suitable funding opportunities. New non-road links between these land parcels will be required for continuity of access.

- 7.10 The paragraph that supports part (A) of the policy states:

*“an area of previously developed and unsightly land off The Strand has been identified as suitable for a hotel development. The site lies in a partly natural bowl in the landscape. This would have the advantages of easy access off the A14 and is well located in relation to Ipswich town centre for high levels of demand for business tourism in the local area. This location would also benefit from the above-mentioned country park, which could largely surround the hotel. The provision of conference facilities at this location appears beneficial and the location is very well placed for views across the River Orwell and for tourism and recreation in its riverside areas, as well as the wider Shotley peninsula. Any hotel proposals for this location will need to satisfy the requirements and tests of PPS6: Planning for Town Centres.”*

- 7.11 Neither the country park nor the hotel proposals have been implemented and the policy will be reviewed as part of the preparation of the Joint Local Plan. However, any development on the site that is the subject of this LDO that does not conform to the adopted local plan policy has to justify the change.

### **Development Framework**

- 7.12 The Development Framework forms an Appendix to this Local Development Order and is a material consideration in assessing proposals for development under the LDO. Developers preparing schemes for approval under this LDO should therefore have regard

to the content of the Framework and demonstrate how their proposal satisfies its objectives.

### **Site constraints**

- 8.1 The Development Framework identifies several constraints that will need to be taken into account when preparing development proposals for the site. These constraints are not repeated here but the conditions attached to the LDO reflect their existence and what needs to be done to mitigate any impact of the LDO development on them.

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## Permitted Development and Uses in the LDO Area

- 9.1 Within the area outlined in yellow on the plan on page 18 in Appendix A the erection or construction of buildings within the following defined uses is permitted, subject to compliance with the conditions of this LDO and.

The erection or construction of a building within:

- (a) Class B1 (Business) of the Schedule to the Use Classes Order

*Interpretation: Class B1 (Business) includes offices (not falling within A2), research and development, light industry (industrial processes that can be carried out in any residential area without causing detriment to the amenity of the area)*

- (b) Class B2 (General Industry) of the Schedule to the Use Classes Order

*Interpretation: Class B2 consists of use for industrial process other than one falling within class B1 (excluding incineration purposes, chemical treatment or landfill or hazardous waste).*

- (c) Class B8 (Storage and Distribution)

*Interpretation: Class B8 consists of storage and distribution, including open air storage.*

- (d) Class D1 (Non-residential Institutions)

*Interpretation: Class D1 consists of Clinics, health centres, crèches, day nurseries, schools, non-residential education and training centres, museums, public libraries, public halls, exhibition halls, places of worship, law courts*

- (e) Class D2 (Assembly and Leisure)

*Interpretation: Class D2 consists of Cinemas, concert halls, bingo halls, dance halls, swimming baths, skating rinks, gymnasiums, other areas for indoor and outdoor sports or recreations not involving motorised vehicles or firearms*



## Conditions

### 10.1 LOCAL DEVELOPMENT ORDER TIME LIMIT

The LDO expires on DD Month YYYY (5 years after adoption). This means that all development which takes advantage of this LDO provision must have commenced by this date. Any developments commenced within the area after this date will require the submission of a formal planning application. Development which has commenced under the provisions of the LDO can be completed in the event that the LDO is revoked, or revised or expires. Development which has commenced under the provisions of the LDO can be completed following expiry of the LDO after the end of the 5-year period; provided it still complies with the established conditions and criteria for development set out within other conditions in this LDO.

*Reason: In order that the implications of the LDO can be reviewed and that development meeting the conditions of this LDO can be completed.*

### 10.2 LDO PROCEDURES

No development permitted by this LDO shall be commenced until:

1. Full details of the proposed development have been submitted to the Local Planning Authority by way of the completion of their LDO Confirmation of Compliance Application Form together with all other supporting documents as required by the LDO Checklist.
2. The Local Planning Authority has sent written acknowledgment to the applicant confirming:
  - a) the receipt of a valid LDO Confirmation of Compliance Application; and
  - b) the start and expiry date of the 28 day LDO Compliance Assessment Period.
3. Following the written acknowledgement described in 2, either:
  - a) The 28 day LDO Compliance Assessment Period has elapsed and the Local Planning Authority has neither certified that the proposal is compliant or noncompliant with the terms of the LDO; or
  - b) Within the 28 day LDO Compliance Assessment Period, the Local Planning Authority issues written confirmation of compliance expressly stating that the proposed development accords with the planning permission granted by the LDO, subject to compliance with other pre-commencement conditions.

For the purposes of calculating the 28 day LDO Compliance Assessment Period, any Bank Holiday and any day between and inclusive of Christmas Eve and New Years Day each year shall not be taken into account.

The subsequent development should be carried out strictly in accordance with the LDO Confirmation of Compliance Application and in accordance with the time limits set out within Condition I above.

*Reason: To ensure that the development is in conformity with the LDO and to ensure that LDO development can be monitored over the lifetime of the LDO.*

*Note: Developers, agents and landowners should refer to the LDO Confirmation of Compliance Protocol.*

### 10.3 **DEVELOPMENT APPROVED**

The development hereby approved shall be carried out in accordance with the Development Framework dated xxxxx 2017 and adopted by Babergh District Council as part of this LDO.

### 10.4 **DESIGN MATERIALS AND LAYOUT**

All materials and layout shall be in accordance with the Development Framework. Details of design and materials shall be submitted to the Local Planning Authority, including colour, materials, finishes, signage, parking, boundary treatments (including the details of walls and fences for individual buildings), lighting, outdoor spaces, security principles and waste bin storage arrangements. Details of the facing and roofing materials to be used in the development shall also be provided. Thereafter the development shall be carried out in accordance with the approved details.

*Reason: In order to minimise the adverse impacts of the proposal on the character of the development with regards to the landscape and local visual amenity having particular regard for Saved Policies CN01 and CR02 of the Babergh Local Plan Alteration No.2 (2006) and policyCS15 of the Babergh Core Strategy and Policies 2014.*

### 10.5 **PERMITTED USES: RESTRICTION ON CHANGES OF USE**

The use of the land hereby permitted by the LDO shall fall within Class B1, B2, B8, D1, D2 of the Schedule to the Town and Country Planning (Use Classes) Order 1987 (as amended) (or in any provision equivalent to that Class in any Statutory instrument and re-enacting that Order with or without modification) and no other use except pursuant to the grant of planning permission on an application made in that regard. Except as provided for within Class I, notwithstanding the provisions of Article 3, Schedule 2 Part 3 of the Town and Country Planning (General Permitted Development) Order 2015, (or any Order revoking and re-enacting that Order with or without modification), there shall be no change to the approved use(s) except pursuant to the grant of planning permission on an application made in that regard.

*Reason – To enable the Local Planning Authority to retain control over the development in the interests of the amenity.*

*Note - The hereby permitted uses are restricted to Classes B1, B2, B8, D1 and D2 of the Schedule to the Town and Country Planning Act 1987 (or in any provision equivalent to that Class in any statutory instrument and re-enacting that Order with or without modification) except pursuant to the grant of planning permission on an application made in that regard*

## **10.6 CONSTRUCTION WORKING TIME AND NOISE RESTRICTION**

The construction working hours for the hereby permitted development, including deliveries, shall be limited to 0800 and 1800 Mondays to Fridays and 0700 and 1300 Saturdays with no works to take place on Sundays or Bank Holidays. During these construction working hours noise levels shall not exceed 65dB LAeq 3 hour as measured 1m from the facade of the nearest noise sensitive premises. In the event that working outside these times is necessary for a particular element of works (e.g. a concrete pour), 14 days advance notice must be given in writing to the Local Planning Authority along with contact details in the event of complaint.

Any construction working taking place in such circumstances must not exceed 55dB LA eq (1 hour) between 1900 and 2300 and 45dB LA eq (20 minutes) between 2300 and 0700 as measured 1m from the facade of the nearest noise sensitive premises.

*Reason – To protect neighbouring noise sensitive premises from adverse impacts of noise and construction working.*

## **10.7 TIMES OF OPERATION TO BE AGREED**

Prior to the first use of any part or phase of development, details of opening times, operation/working times and delivery times shall be submitted to and agreed in writing by the Local Planning Authority. The times for each building, or part thereof, shall be implemented as agreed unless otherwise subsequently agreed in writing.

*Reason – To enable the Local Planning Authority to retain control over the development in the interests of amenity.*

## **10.8 NOISE FROM FIXED PLANT AND EQUIPMENT RESTRICTION**

The noise from fixed plant and equipment on site shall not exceed a rating level of 48dBA (07:00 to 23:00) and 44dBA (23:00 to 07:00). Levels shall be determined in accordance with the provisions of BS4142:2014 1m from the facade of the nearest noise sensitive premises.

*Reason: To protect neighbouring noise sensitive premises from adverse impacts of noise.*

## 10.9 NOISE MITIGATION

The noise from fixed plant and equipment on site shall not exceed a rating level of 48dBA (07:00 to 23:00) and 44dBA (23:00 to 07:00). Levels shall be determined in accordance with the provisions of BS4142:2014 1.0 metre from the facade of the nearest residential property.

*Reason: To protect neighbouring noise sensitive premises from adverse impacts of noise.*

## 10.10 NOISE RESTRICTIONS

The site as a whole shall not result in noise levels greater than LAeq1hr = 45dB (23:00 to 07:00) at the first-floor levels 1.0m from the nearest facade of the nearest noise sensitive premises determined by way of calculation.

*Reason: To protect neighbouring noise sensitive premises from adverse impacts of noise.*

## CONDITIONS REQUIRING DETAILS TO BE SUBMITTED

### 10.11 CONSTRUCTION MANAGEMENT PLAN

Prior to the commencement of each part or phase of the development a construction management plan shall be submitted to and agreed in writing by the Local Planning Authority and shall include the following details, as proportionate and relevant:

- a) A description of the development;
- b) Key contractor and site management details;
- c) Details of works to minimise risk to construction workers, occupiers of the site and local residents from construction works including noise and emissions;
- d) A scheme for construction lighting;
- e) A scheme for waste including minimisation, litter management, re-use and recycling;
- f) A scheme for minimisation and monitoring of noise, and specifically any piling works.
- g) A scheme for the minimisation of dust
- h) Reporting and monitoring scheme;
- i) Details of compliance with the considerate contractor scheme;
- j) Vehicle parking and manoeuvring for both site operatives and visitors, loading and unloading
- k) Details of the storage of construction materials on site, including details of compounds, storage areas, siting and maximum storage height. No construction plant or materials shall be situated within the floodplain area.
- l) Details of the siting of any on site compounds and portaloos, including details for the removal of waste

- m) Boundary treatments
- n) Details of operating hours

The approved construction plan shall be fully implemented and adhered to during the construction of the relevant parts or phase(s) of development, unless otherwise approved in writing by the Local Planning Authority.

*Reason - To minimise detriment to nearby residential and general amenity by controlling the construction process to achieve the approved development.*

*This condition is required to be agreed prior to the commencement of phases of development as any construction process, including site preparation, by reason of the location and scale of development may result adverse harm on amenity.*

## 10.12 **ARCHAEOLOGICAL INVESTIGATION**

No development shall take place 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.

*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. This condition is required to be agreed prior to the commencement of any development to ensure matters of archaeological importance are preserved and secured early to ensure avoidance of damage or loss due to the development and/or its construction. If agreement was sought at any later stage there is an unacceptable risk of loss and damage to archaeological and historic assets.*

### 10.13 **ARCHAEOLOGICAL RECORDING**

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 condition 10.12 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.*

### 10.14 **FOUL WATER DRAINAGE SCHEME**

No development shall take place above slab level until a foul water drainage scheme has been submitted to, and approved in writing, by the Local Planning Authority in consultation with Anglian Water and the Environment Agency. The scheme shall require foul water drainage to be provided, in the first instance, by connection to the Anglian Water sewer network, or subject to it being demonstrated in terms of the water supply, wastewater and water quality section of the Planning Practice Guidance that such connection is not feasible, a non-mains drainage scheme in the form of a package treatment plant shall be installed that includes the following specific mitigation measures:

- i). Soakaways to be constructed to BS6297:2007
- ii). No connection to watercourse or land drainage system and no part of the soakaway system is within 10 metres of any such ditch or watercourse.
- iii). No siting of the package treatment plant within 50 metres or upslope of any well, spring or borehole used for private water supply.

*Reason - To ensure a satisfactory method of foul water drainage. The Anglian river basin management plan requires the restoration and enhancement of water bodies to prevent deterioration and promote the recovery of water bodies. Without this condition, the impact could cause deterioration of a quality element to a lower class and/or prevent the recovery of and/or cause deterioration of a protected area.*

### 10.15 **SURFACE WATER DRAINAGE DETAILS**

No development shall commence above slab level until full details of surface water drainage have been submitted to and approved, in writing, by the Local Planning Authority. No part of the development shall be first occupied or brought into use until the agreed method of surface water drainage has been fully installed and is functionally available for use. The surface water drainage scheme shall be thereafter maintained as approved.

*Reason - To safeguard the ground water environment and minimise the risk of flooding.*



## 10.16 CONTAMINATED LAND

No development shall take place until;

- (i) A strategy for investigating any contamination present on site has been submitted for approval by the Local Planning Authority. Development on site, including demolition, may be carried out in order to fully investigate contamination prior to the submission of said strategy subject to agreement, in writing, by the Local Planning Authority and all other pre commencement conditions being agreed by the Local Planning Authority first.
- (ii) Following approval of the strategy, an investigation shall be carried out in accordance with the strategy.
- (iii) A written report shall be submitted detailing the findings of the investigation referred to in (ii) above, and an assessment of the risk posed to receptors by the contamination, for approval in writing by the Local Planning Authority. Subject to the risk assessment, the report shall include a Remediation Scheme and timetable of the scheme for agreement in writing by the Local Planning Authority if the authority considers it is required.
- (iv) Any remediation work as may be agreed shall be carried out in its entirety in accordance with the approved Remediation Scheme and its timetable.

Following remediation, evidence shall be provided to the Local Planning Authority verifying that remediation has been carried out in accordance with the approved Remediation scheme prior to the first use/occupation of the development. In the event that contamination is found at any time when carrying out the approved development that was not previously identified it must be reported in writing immediately to the Local Planning Authority. An investigation and risk assessment must be undertaken in accordance with the requirements of this condition and where remediation is necessary a remediation scheme must be prepared in accordance with the requirements of this condition, which is subject to the approval in writing of the Local Planning Authority. Following completion of measures identified in the approved remediation scheme a verification report must be prepared, which is subject to the approval in writing of the Local Planning Authority in accordance with this condition.

*Reason - To ensure that risks from land contamination to the future users of the land and neighbouring land are minimised, together with those to controlled waters, property and ecological systems, and to ensure that the development can be carried out safely without unacceptable risks to workers, neighbours and other off site receptors. This condition is required to be agreed prior to the commencement of any development to ensure health and safety is secured early for both development and its construction including the health of all workers during all phases of construction. If agreement was sought at any later stage there is an unacceptable risk to health and safety.*

## 10.17 SURFACE WATER DRAINAGE SYSTEMS

No development shall commence until details of the strategy for the disposal of surface water on the site have been submitted to and approved in writing by the local planning authority.

*Reason: To ensure that the principles of sustainable drainage are incorporated into this proposal, to ensure that the proposed development can be adequately drained.*

10.18 No development shall commence until details of the implementation, maintenance and management of the strategy for the disposal of surface water on the site have been submitted to and approved in writing by the local planning authority. The strategy shall be implemented and thereafter managed and maintained in accordance with the approved details.

*Reason: To ensure clear arrangements are in place for on-going operation and maintenance of the disposal of surface water drainage.*

10.19 The development hereby permitted shall not be occupied until details of all Sustainable Urban Drainage System components and piped networks have been submitted, in an approved form, to and approved in writing by the Local Planning Authority for inclusion on the Lead Local Flood Authority's Flood Risk Asset Register.

*Reason: To ensure all flood risk assets and their owners are recorded onto the LLFA's statutory flood risk asset register*

10.20 No development shall commence until details of a construction surface water management plan detailing how surface water and storm water will be managed on the site during construction is submitted to and agreed in writing by the local planning authority. The construction surface water management plan shall be implemented and thereafter managed and maintained in accordance with the approved plan.

*Reason: To ensure the development does not cause increased pollution of the watercourse in line with the River Basin Management Plan.*

10.21 Bypass type petrol interceptors shall be installed on the drainage systems serving the access road, areas for the parking of commercial vehicles and areas of hard-standing associated with commercial areas, to remove suspended oil and petrol unless otherwise agreed in writing, including as part of the drainage details scheme to be agreed. Where bypass type petrol interceptors are not installed paved areas and adopted roads will drain via trapped gullies to minimise the passage of silt, unless otherwise agreed in writing, including as part of the drainage details scheme to be agreed.

*Reason - To protect water quality, the site in part forming a flood zone and adjacent to a watercourse.*

## 10.22 SURFACE WATER DRAINAGE

No infiltration of surface water drainage into the ground is permitted other than with the express written consent of the local planning authority, which may be given for those parts of the site where it has been demonstrated that there is no resultant unacceptable risk to controlled waters. The development shall be carried out in accordance with the approved details.

*Reason To protect and prevent the pollution of controlled waters (particularly the Secondary A and Principal aquifers, nearby groundwater abstraction and EU Water Framework Directive Drinking Water Protected Area) in line with National Planning Policy Framework (NPPF; paragraphs 109, 121), EU Water Framework Directive, Anglian River Basin Management Plan and Environment Agency Groundwater Protection (GP3 v.1.1, 2013) position statements G1, G9 to G13, N7 and N10. The water environment is potentially vulnerable and there is an increased potential for pollution from inappropriately located and/or designed infiltration sustainable drainage systems (SuDS) such as soakaways, unsealed porous pavement systems or infiltration basins.*

## 10.23 FIRE HYDRANTS AND HARDSTANDING FOR FIRE VEHICLES

Prior to the first occupation of a part or phase of development a scheme for the provision of fire hydrants and hardstanding areas to provide appropriate carrying capacity for pumping/high reach appliances of 15/26 tonnes respectively shall be agreed in writing with the Local Planning Authority and installed and retained in accordance with the agreed details.

*Reason - To ensure adequate provision of water infrastructure and fire fighting capacity is made.*

## 10.24 GREEN ENERGY MEASURES, WATER, ENERGY AND RESOURCE EFFICIENCY

A scheme for resource efficiency including:

- A scheme of green energy measures and technology for all new buildings to demonstrate the steps taken to comply with the requirements of paragraphs 5.2.1 to 5.2.10 of the Development Framework.
- A scheme for the provision of water, energy and resource efficiency measures, during both construction and occupational phases.
- A clear timetable for the implementation of these measures during both construction and occupation;

shall be submitted to and agreed in writing with the Local Planning Authority.

The scheme shall be constructed and the measures provided and made available for use in accordance with such timetables as may be agreed.

*Reason – To enhance the sustainability of the development through better use of resources.*

## 10.25 SCHEME FOR RAINWATER HARVESTING

Prior to the commencement of each part or phase of the development, a scheme, proportionate to the scale of development, for the provision and implementation of rainwater harvesting shall be submitted and agreed, in writing, with the Local Planning Authority. The works/scheme shall be constructed and completed in accordance with the approved plans/specification before occupancy of any part of the proposed development.

*Reason -To enhance the sustainability of the development through efficient use of water resources.  
Note: Any submitted scheme should include detailed information (capacities, consumption rates, etc) on proposed water saving measures. Where rainwater recycling or greywater recycling is proposed, this should be indicated on site plans. Applicants are also advised to refer to the following for further guidance: <http://www.environment-agency.gov.uk/homeandleisure/drought/38527.aspx>; <http://www.water-efficient-buildings.org.uk/>; and <http://www.savewatersavemoney.co.uk/>*

## 10.26 EXTERNAL LIGHTING

No external lighting shall be provided unless details have first been submitted to and approved in writing by the Local Planning Authority (and the Highways Authority as appropriate). The scheme of lighting shall show how and where lighting will be installed, (through technical specifications and the provision of appropriate lighting contour plans which shall include lux levels of the lighting to be provided) types, angle and position of luminaires, hours of operation and a polar luminance diagram based on vertical luminance at the site boundary or at the nearest residential property if this will be affected, so that it can be clearly demonstrated that areas to be lit have reasonably minimised light pollution, through the use of minimum levels of lighting and features such as full cut off cowls and LED.

Any external lighting should be positioned so that light intensity at the windows of any sensitive occupier (residential accommodation) is no greater than 1.0 Lux (Vertical illuminance) between the hours of 23:00 and sunrise and 2.0 Lux (Vertical illuminance) at all other times. For a definition of vertical illuminance and best practice for compliance the applicant is advised to refer to 'Guidance Notes for the Reduction of Light Pollution' published by the Institute of Lighting Engineers.

All external lighting shall be installed in accordance with the specifications and locations set out in the approved scheme, and shall be maintained thereafter in accordance with the scheme.

*Reason: In order to minimise the adverse impacts of the proposal on the character of the landscape, the current use of the site and local visual amenity.*

## **10.27 SOFT LANDSCAPING**

No development shall commence within a development area or phase, until there has been submitted to and approved in writing by the Local Planning Authority a scheme of soft landscaping for that development area/phase, drawn to a scale of not less than 1:200. The soft landscaping details shall include planting plans; written specifications (including cultivation and other operations associated with plant and grass establishment); schedules of plants noting species, plant sizes and proposed numbers/ densities, and any tree works to be undertaken during the course of the development along with a schedule of timing for the implementation. The scheme shall be implemented as agreed unless otherwise subsequently agreed in writing by the Local Planning Authority.

Any planting removed, dying or becoming seriously damaged or diseased within five years of planting shall be replaced within the first available planting season thereafter with planting of similar size and species unless the Local Planning Authority gives written consent for any variation.

*Reason: in order to minimise the adverse impacts of the proposal on the character of the landscape, local visual amenity and the character of the countryside.*

## **10.28 HARD LANDSCAPING**

No development shall commence within a development area or phase, until full details of a hard landscaping scheme for that area/phase has been submitted to and approved in writing by the Local Planning Authority. These details shall include proposed finished levels and contours showing earthworks and mounding; surfacing materials; means of enclosure; car parking layouts; other vehicle and pedestrian access and circulations areas; hard surfacing materials; minor artefacts and structures (for example furniture, refuse and/or other storage units, signs, lighting and similar features); proposed and existing functional services above and below ground (for example drainage, power, communications cables and pipelines, indicating lines, manholes, supports and other technical features) along with a schedule of timing for the implementation.

The scheme shall be implemented as agreed unless subsequently agreed in writing with the Local Planning Authority.

*Reason: in order to minimise the adverse impacts of the proposal on the character of the landscape, local visual amenity and the dark skies character of the countryside having particular regard for Policy CS5 and saved policy CR02.*

## 10.29 TREE PROTECTION

Any trees, shrub or hedgerows within, or at the boundary of, a development area or phase that are to be retained, (including those previously planted as part of the strategic landscaping scheme or in an earlier phase of the development), shall be protected in accordance with a scheme of tree protection, (BS5837:2012), to be agreed in writing with the Local Planning Authority prior to commencement of the development of that area or phase. The Local Planning Authority shall be advised in writing that the protective measures/fencing within a development area/phase have been provided before any equipment, machinery or materials are brought onto the site for the purposes of development and shall continue to be so protected during the period of construction and until all equipment, machinery and surplus materials have been removed from that development area/phase. Within the fenced area no work shall take place; no materials shall be stored; no oil or other chemicals shall be stored or disposed of; no concrete, mortar or plaster shall be mixed; no fires shall be started; no service trenches shall be dug; no soil shall be removed or ground level changed at any time, without the prior written consent of the Local Planning Authority.

*Reason - To enable existing landscaping to be protected and retained in the interests of visual amenity.*

## 10.30 BIODIVERSITY

The measures for mitigation of impacts on biodiversity as set out in part 9 of the Environmental Statement and within Section 4 of the Phase 2 Protected Species survey shall be implemented in full, unless otherwise agreed in writing with the Local Planning Authority.

*Reason - In order to safeguard and mitigate the impacts of the proposal on biodiversity.*

## 10.31 ACTION REQUIRED PRIOR TO THE COMMENCEMENT OF DEVELOPMENT: SURFACE WATER DRAINAGE ONTO HIGHWAY

Before the development is commenced details shall be submitted to and approved in writing by the Local Planning Authority showing the means to prevent the discharge of surface water from the development onto the highway.

The approved scheme shall be carried out in its entirety before the access is first used and shall be retained thereafter in its approved form.

*Reason - To prevent hazards caused by flowing water or ice on the highway.*

## 10.32 ACCESS LAYOUT – DETAILS TO BE APPROVED

No part of the development shall be commenced until details of improvements to the access (including carriageway widening, the position of any gates to be erected and visibility



splays provided) have been submitted to and approved in writing by the Local Planning Authority. The approved access shall be laid out and constructed in its entirety prior to [a) any other part of the development taking place, or b) the occupation of the property] as shall be agreed by the Local Planning Authority. It shall be retained thereafter in its approved form.

*Reason: To ensure that the access is designed and constructed to an appropriate specification and made available for use at an appropriate time in the interests of highway safety.*

Note: it may be acceptable to just provide improved visibility for construction purposes but road widening may be needed for the full operation of the site.

### **10.33 DEVELOPMENT COMPRISING OF A COMMERCIAL KITCHEN/PLANT & MACHINERY**

Prior to the commencement of any development comprising a commercial kitchen (to include canteens), full details of the kitchen exhaust system, including outlet height and type, and diagram showing odour abatement shall be submitted to the local planning authority for their approval in writing. The equipment shall comply with the specification for the relevant risk rating in the Defra document 'Guidance on the control of Odour and Noise from Commercial Kitchen Exhaust Systems'.

*Reason: To prevent loss of amenity due to odour and/or noise.*

## **Notes to Conditions:**

### **11.1 Ground Conditions**

Babergh District Council Environmental Health Department shall be contacted in the event of unexpected ground conditions being encountered during construction.

### **11.2 Safe Development**

Babergh District Council Environmental Health Department request that the developer is made aware that the responsibility for the safe development of the site lies with them.

### **11.3 Dewatering**

Dewatering the proposed excavation may lower groundwater levels locally and may derogate nearby domestic and licensed groundwater sources and other water features. The applicant should locate all these and agreement should be reached with all users of these supplies for their protection during dewatering. Subject to a detailed impact assessment, to be carried out by the applicant, compensation and/or monitoring measures may be required for the protection of other water users and water features. The applicant should note that under the New Authorisations programme abstraction for dewatering to facilitate mineral excavation or construction works will no longer be exempt from abstraction licensing. However, these provisions of the Water Act 2003 are being implemented in several phases. Although dewatering activities do not yet require an abstraction licence, the applicant should contact the National Permitting Service (NPS) before the commencement of any dewatering to confirm the legal requirements at the time. When scheduling their work, the applicant should be aware that it may take up to 3 months to issue an abstraction licence.

### **11.4 Sustainable Drainage Systems (SuDS) informative**

1. Infiltration sustainable drainage systems (SuDS) such as soakaways, unsealed porous pavement systems or infiltration basins shall only be used where it can be demonstrated that they will not pose a risk to the water environment.

2. Infiltration SuDS have the potential to provide a pathway for pollutants and must not be constructed in contaminated ground. They would only be acceptable if a phased site investigation showed the presence of no significant contamination.

3. Only clean water from roofs can be directly discharged to any soakaway or watercourse. Systems for the discharge of surface water from associated hard-standing, roads and impermeable vehicle parking areas shall incorporate appropriate pollution prevention measures and a suitable number of SuDS treatment train components appropriate to the environmental sensitivity of the receiving waters.

4. The maximum acceptable depth for infiltration SuDS is 2.0 m below ground level, with a minimum of 1.2 m clearance between the base of infiltration SuDS and peak seasonal groundwater levels.

5. Deep bore and other deep soakaway systems are not appropriate in areas where groundwater constitutes a significant resource (that is where aquifer yield may support or already supports abstraction).

6. SuDS should be constructed in line with good practice and guidance documents which include the SuDS Manual (CIRIA C697, 2007), the Susdrain website (<http://www.susdrain.org/>) and draft National Standards for SuDS (Defra, 2011).

For further information on our requirements with regard to SuDS see our Groundwater Protection: Principles and Practice (GP3 v.1.1, 2013) document Position Statements G1 and G9 – G13 available at: <https://www.gov.uk/government/publications/groundwater-protection-principles-and-practice-gp3>

## 11.5 Drainage

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 2003

The Any discharge of surface water to a watercourse that drains into an Internal Drainage Board catchment may be is subject to payment of a surface water developer contribution

## 11.6 Highways Note 1

It is an OFFENCE to carry out works within the public highway, which includes a Public Right of Way, without the permission of the Highway Authority. Any conditions which involve work within the limits of the public highway do not give the applicant permission to carry them out. Unless otherwise agreed in writing all works within the public highway shall be carried out by the County Council or its agents at the applicant's expense.

The County Council's Central Area Manager should be contacted at Phoenix House, 3 Goddard Road, Ipswich IP1 5NP. Telephone 01473 341588.

A fee is payable to the Highway Authority for the assessment and inspection of both new vehicular crossing access works and improvements deemed necessary to existing vehicular crossings due to proposed development.

## 11.7 Highways Note 2

The works within the public highway will be required to be designed and constructed in accordance with the County Council's specification. The applicant will also be required to enter into a legal agreement under the provisions of Section 278 of the Highways Act 1980 relating to the construction and subsequent adoption of the highway improvements. Amongst other things the Agreement will cover the specification of the highway works, safety audit procedures, construction and supervision and inspection of the works, bonding arrangements, indemnity of the County Council regarding noise insulation and land compensation claims, commuted sums and changes to the existing street lighting and signing.

- 11.8 If, during development, contamination not previously identified is found to be present at the site then no further development (unless otherwise agreed in writing with the Local Planning Authority) shall be carried out until the developer has submitted a remediation strategy to the Local Planning Authority detailing how this unsuspected contamination shall be dealt with and obtained written approval from the Local Planning Authority. The remediation strategy shall be implemented as approved.
- 11.9 An application to discharge trade effluent must be made to Anglian Water and must have been obtained before any discharge of trade effluent can be made to the public sewer.

Anglian Water recommends that petrol / oil interceptors be fitted in all car parking/washing/repair facilities. Failure to enforce the effective use of such facilities could result in pollution of the local watercourse and may constitute an offence.

Anglian Water also recommends the installation of properly maintained fat traps on all catering establishments. Failure to do so may result in this and other properties suffering blocked drains, sewage flooding and consequential environmental and amenity impact and may also constitute an offence under section 111 of the Water Industry Act 1991.

## Process and Procedures

Developers are required to submit a limited amount of information in order that the local planning authority can determine whether the terms of Stevin's Site LDO are met such that planning permission is granted for the proposal under its provisions.

A period of 28 days from receipt of this information is considered a realistic timescale within which the local planning authority should be able to assess compliance and respond without causing undue delay to applicants. Should the local planning authority respond positively or fail to respond within this 28 day period then planning permission is granted for the proposal by this LDO.

Exceptionally the need for an extension of time for a specified period beyond the 28 days may be necessary where particularly complex proposals are advanced and where further consultation is necessary.

In such instances Babergh District Council will contact the developer to agree an extension of time in which to consider whether, for example, additional information should be submitted to satisfy the requirements of a statutory consultee

Proposed development which falls outside the scope of the LDO will require the submission of a planning application or other appropriate application. For the avoidance of doubt, an LDO does not exclude applicants from applying for planning permission for developments that are not permitted by the Order. Neither does an LDO supersede the requirements for development to comply with all other relevant legislation, for example, Building Regulations, Environmental Health, Hazardous Substances Consent and licences or permits from other bodies such as the Environment Agency.

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The Orwell Food Enterprise Zone

# Stevin's Site Development Framework

DRAFT

March 2017



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Prepared for Babergh District Council by:

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## **I. Introduction**

I.1 The Stevin's site off The Strand in Wherstead is located within the Orwell Food Enterprise Zone (FEZ) and has been identified as having the potential to be developed for food related business activities as part of the FEZ initiative.

I.2 This Development Framework has been prepared to provide planning guidance for the development of the site for business uses in order to inform future planning decisions. The key objectives of this Development Framework are to:

1. Develop a vision for the sustainable development of the site that is well integrated with its surroundings;
2. Define the broad principles for the mix of uses, layout, built form, conceptual appearance, landscape, access and operations; and
3. Provide guidance for the content of the Local Development Order for the site.

## **2. Consultation**

2.1 The Draft Framework will be subject to consultation that seeks to engage those organisations and individuals that are likely to be impacted by the development of the site. Following consultation, any necessary modifications will be made to the Framework before it is approved as part of the associated Local Development Order by Babergh District Council to inform the consideration of development proposals on the site.



### 3. Site Description

- 3.1 The area which is the subject of this Development Framework is located off The Strand (B1456) at Wherstead adjacent to the A14 Orwell Bridge. It has an area of approximately 4.6 hectares and comprises the former site compound used by the Dutch company, Stevin Construction B.V. to manage the construction of the Orwell Bridge between 1979 and 1982. As a consequence of its original use, much of the site consists of concrete pads at two distinct levels that would have been used for the parking of machinery. The southern concrete pad is approximately three metres higher than those in the northern part of the site. Three Romney buildings remain on the northern part of the site, albeit in a poor state of repair and are used for occasional agricultural crop sorting and batching and when maintenance work is undertaken on the adjacent A14. The approximate total floor area of these buildings in total is 900 square metres and they have a maximum height of approximately 5.8 metres.
- 3.2 Access to the site is from The Strand, at a gateway immediately to the north of the point where the Orwell Bridge crosses the Strand.
- 3.3 The site sits within a hollow that makes it almost invisible from the surrounding area. To the west, grassland rises up towards Bourne Hill with the woodland of Home Covert providing further screening. To the north, the site is screened by existing trees and hedgerows from distant housing on Bourne Hill and The Strand. Other than the site entrance, the main part of the site and its existing buildings cannot be seen from the immediate east, helped partly by an existing well established hedge. However, the buildings are partially visible from the upper slopes of the eastern banks of the Orwell,

albeit that it is a distant of view of some 2 kilometres. To the south, the high embankment of the A14 provides a screen from further down the Orwell estuary although the site entrance area is visible through the arches of the bridge from the south-east and the Orwell. Beyond the bridge embankment is the



Suffolk Food Hall, although it is not visible from the site.







#### 4. Planning History

- 4.1 In January 1986 a planning application (B-85-01022) was approved for the retention of three “Romney” huts, concrete roads and areas and access from The Strand for agricultural purposes.
- 4.2 The site therefore currently has an established use for the processing of crops in association with the adjoining farm business. The use is seasonal but the current buildings and facilities on the site are not conducive to an economically viable food processing business.

#### 5. Planning Policy

- 5.1 When considering development proposals for the site, relevant national and local planning policies must be taken into account.

##### National Planning Policy Framework (NPPF)

- 5.2 The NPPF sets out the government’s national planning policies that must be taken into account in the preparation of planning policies and the consideration of planning applications. It has, as a basic premise, a presumption in favour of “sustainable development”.
- 5.3 Paragraph 17 contains the Core Planning Principles which include:
- supporting sustainable economic development;
  - seeking high quality design;
  - recognising the intrinsic character and beauty of the countryside;
  - conserving and enhancing the natural environment; and
  - encouraging the reuse of previously developed land.

- 5.4 Paragraph 20 refers to the need to plan proactively to meet the development needs of business.

- 5.5 Paragraph 28 states that local plans should “*promote the development and diversification of agricultural and other land-based businesses.*”

- 5.6 Paragraph 115 requires great weight to be afforded to conserving landscape and scenic beauty in Area of Outstanding Natural Beauty

- 5.7 Paragraph 116 states that major development proposals in an AONB should be refused except in exceptional circumstances, providing three tests to be used when assessing a proposal:

1. the need for the development, including in terms of any national considerations, and the impact of permitting it, or refusing it, upon the local economy;
2. the cost of, and scope for, developing elsewhere outside the designated area, or meeting the need for it in some other way; and
3. any detrimental effect on the environment, the landscape and recreational opportunities, and the extent to which that could be moderated.

##### Local Development Plan

- 5.8 The Babergh Local Plan Alteration No.2 was adopted by the Council on 1st June 2006. It sets out the detailed policies and proposals for the control of development across the district up to the year 2016. Subsequent to its adoption, some policies have been replaced by the Babergh Core Strategy (adopted 25 February 2014). Work has recently commenced on the

preparation of a joint local plan document that will replace the remaining policies in Alteration No.2. However, until the “Joint Local Plan Babergh and Mid Suffolk” is adopted, the saved policies of the Local Plan (2006) remain, where appropriate, material in the consideration of planning proposals.

- 5.9 The Local Plan (2006) allocates, in Policy RE11, land between the A137, the A14 and The Strand for recreational uses. The policy has not been replaced by the Core Strategy and states:

**Policy RE11: Land between A137, A14 and The Strand, Wherstead**

(A) A site off The Strand (B1456), Wherstead, is allocated for the provision of an hotel. Access for this development is to be served from The Strand (B1456). An indicative site area has been identified but the exact location and extent of the site will be determined by agreement with the landowners and/or applicant(s). As a general requirement, development proposals will be expected to make the best use of previously developed land.

(B) Approximately 30 hectares of land between the A137, Bourne Hill, The Strand (B1456) and the A14, Wherstead, are allocated for the provision of a country park. It is anticipated that various different parcels of land will be used for this purpose, as identified by the landowners. The delivery of these various parcels for this purpose is likely to be phased over time according to the availability of suitable funding opportunities. New non-road links between these land parcels will be required for continuity of access.

- 5.10 The paragraph that supports part (A) of the policy states:

*“an area of previously developed and unsightly land off The Strand has been identified as suitable for a hotel development. The site lies in a partly natural bowl in the landscape. This would have the advantages of easy access off the A14 and is well located in relation to Ipswich town centre for high levels of demand for business tourism in the local area. This location would also benefit from the above-mentioned country park, which could largely surround the hotel. The provision of conference facilities at this location appears beneficial and the location is very well placed for views across the River Orwell and for tourism and recreation in its riverside areas, as well as the wider Shotley peninsula. Any hotel proposals for this location will need to satisfy the requirements and tests of PPS6: Planning for Town Centres.”*

- 5.11 Neither the country park nor the hotel proposals have been implemented and the policy will be reviewed as part of the preparation of the Joint Local Plan. However, any development on the site that is the subject of this development Framework that does not conform to the adopted local plan policy has to justify the change.

## 6. Planning Constraints

### Landscape

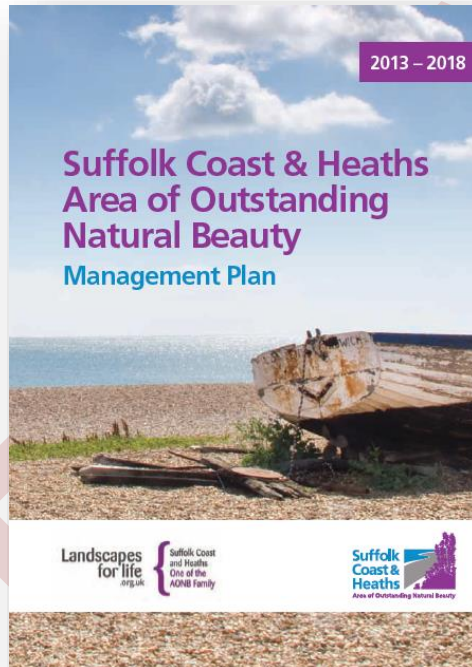
- 6.1 The site is located in the Suffolk Coast and Heaths Area of Outstanding Natural Beauty (AONB). The AONB was designated in 1970, before the Orwell Bridge was constructed and now sits within an isolated part of the AONB between The Strand, Bourn Hill and the A14. The area is illustrated in green on the plan to the right. The AONB is a national designation, the primary purpose of which is to conserve and enhance natural beauty (National Parks and Access to the Countryside Act (1949). There is a duty of regard for the purpose of the designation

placed upon all relevant authorities under section 85 of the Countryside and Rights of Way Act 2000.

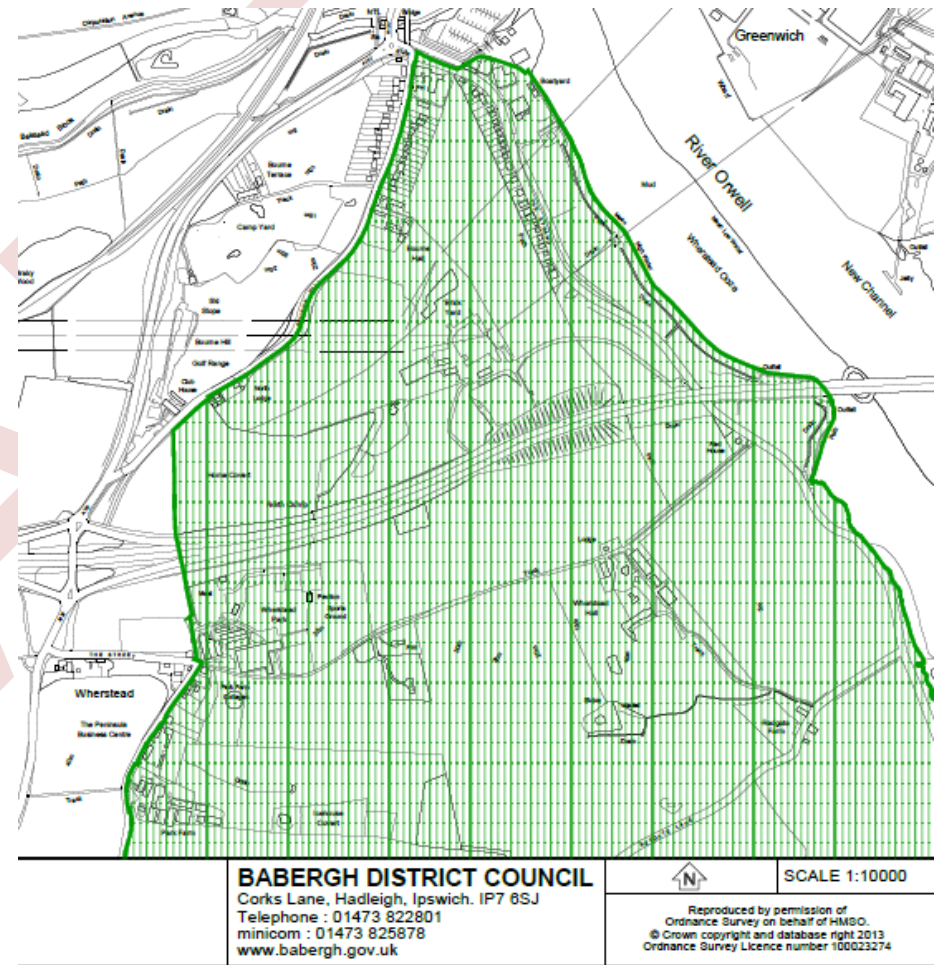
6.2 As noted above, the NPPF requires proposals to give close regard to conserving the landscape and scenic beauty of an AONB. A Management Plan was published in 2013 covering the period to 2018. Action 2.7.3 of the Management Plan states:

*“Assess visual impacts of developments on landscape and seascape character and scenic beauty, either through LVIA as part of EIA or through less formal visualisations (photographs etc) of minor developments where visual impacts are unclear, both within and adjacent to the AONB.”*

6.3 Because of the potential landscape sensitivity in the vicinity of the site, a Landscape Visual Impact Assessment has been prepared and forms an appendix to the Development Framework. The Assessment was undertaken in accordance with published methodology and identified that, although the site is in a secluded position and that the existing buildings are difficult to see from The Strand,



longer range views from the Orwell eastern banks and Orwell Country Park do include the existing buildings.



6.4 As such, the LVIA found that:  
*“the host landscape for the proposed LDO is, overall, moderately sensitive. It is a landscape of cultural and heritage value with a supporting role in strategic green infrastructure and, potentially, ecological resources (for which further study is recommended). The*

*Stevin's site and its immediate surroundings play a particular role in providing a setting for the Orwell Bridge and contributing to the coherence of the landscape setting of the Orwell Estuary. The value attached to the landscape would be greater had the Stevin's site been cleared and remediated following completion of the bridge construction and had the overhead high voltage power cables been undergrounded. Nevertheless it is recommended that, in making a LDO, careful attention is given to avoid further degrading of the landscape setting of the bridge and the estuary."*

- 6.5 This Development Framework has taken account of these conclusions and has set a requirement that any proposals on the site should make a positive contribution to the landscape of the AONB. This is referred to in more detail in the Site Concept section of this Framework.

#### **Orwell Site of Special Scientific Interest and Impact Zone**

- 6.6 The Orwell estuary is a designated Site of Special Scientific Interest (SSSI) because of its national importance in supporting both breeding and non-breeding birds, in particular due to the presence of the inter-tidal mudflats. Associated with the SSSI is a wider Impact Risk Zone, within which Natural England will need to be notified for proposals for certain types of development in order to assess potential impact on the SSSI. The proposals in this Development Framework have been considered by Natural England and required conditions are included in the LDO to ensure that there is no detrimental impact on the SSSI.

#### **Ramsar Site**

- 6.7 The River Orwell to the east of the site is also part of the wider Orwell and Stour Estuaries Ramsar site. A Ramsar site is the land listed as a Wetland of International Importance

under the Convention on Wetlands of International Importance Especially as Waterfowl Habitat (the Ramsar Convention) 1973. As with the SSSI designation, Natural England have advised on the potential impact of proposals in the LDO and required conditions to be imposed accordingly.

#### **Special Protection Area**

- 6.8 The Orwell and Stour Estuary is also a *Special Protection Area* (SPA) designated under the European Union Directive on the Conservation of Wild Birds. As a consequence, the Habitats Regulations Assessment (HRA) requirements protect European sites from plans and projects, such as developments and other activities, which may harm them directly or indirectly requiring that any plan or project which may have a "likely significant effect" on a site (either individually or in combination with other plans or projects) must be made subject to an "appropriate assessment" of its implications for the site in view of the site's conservation objectives. While the Stevin's site is not located within the SPA, a HRA has been undertaken and has determined that the proposals in this Framework will not have a significant detrimental effect as long as conditions included in the LDO are met.

#### **Ecological Surveys**

- 6.9 A Preliminary Ecological Appraisal of the site was undertaken in February 2016 which highlighted the need for additional surveys. Phase 2 species surveys, as well as a more detailed plant identification, were undertaken during the summer and autumn of 2016. The proposals in this Development Framework have taken full account of the outcomes of these surveys and the LDO conditions also reflect the findings of the surveys.



improvements will be required to visibility on the northern side of the access. The site entrance gates will also need relocating back into the site to allow lorries to pull off the

### **Heritage conservation – listed buildings**

- 6.10 The site is not located in a designated Conservation Area and there are no Listed Buildings in the immediate vicinity. It is likely that the site was originally part of Wherstead Park and the land to the west still contains woodland and individual trees reminiscent of a parkland setting.

### **Tree Preservation Orders**

- 6.11 Although there are some significant trees within the site that were probably originally planted within the parklands of Wherstead Hall, they are not protected by Tree Preservation Orders. However, they do help to provide screening to the current buildings on the site and their loss could have a detrimental effect on the landscape. Conditions will be attached to the LDO to ensure that existing trees are retained and protected during any construction works.

### **Flood Risk**

- 6.12 The site is not located within an area identified by the Environment Agency as likely to flood. However, given that there is a risk of surface water flooding on The Strand (BI456) it will be necessary to minimise water run-off from the site in order not to add to the likelihood and severity of that flooding. Conditions are attached to the LDO to ensure this is the case.

### **Access**

- 6.13 The site has an established vehicular access onto the BI456. While the width of the access road at the junction with the BI456 meets the highways authority standards, some



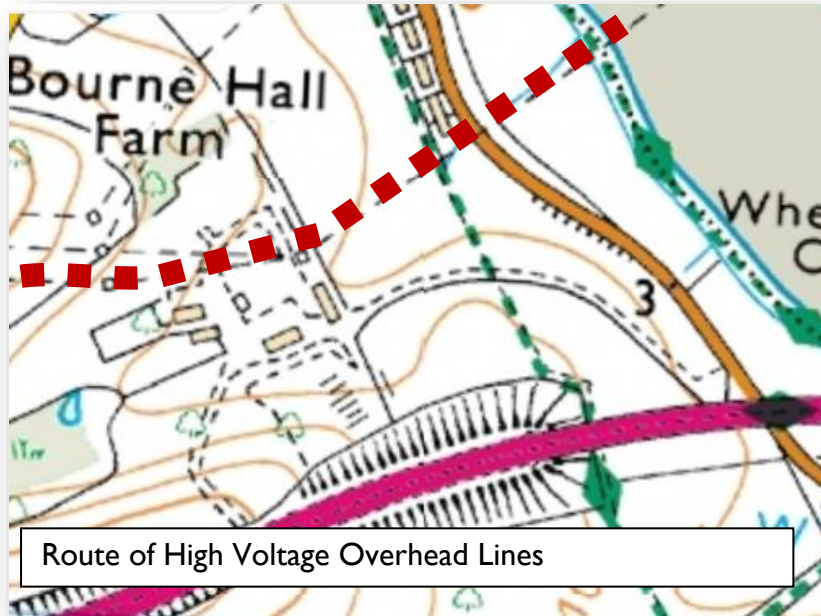
highway should they arrive when the gates are closed. A bus stop is located at the entrance to the Suffolk Food Hall, approximately 175 metres to the south of the site entrance.

### **Public Right of Way**

- 6.14 A public footpath crosses the access road from north to south to the east of the bulk of the site, as illustrated below. As such, it will be necessary to ensure that the access road does not restrict usage and enjoyment of the path or the safety of users.

### Overhead high voltage electricity lines

- 6.15 The northern edge of the site is crossed by high voltage overhead electricity lines and pylons are located near the eastern and northern boundaries. This places restrictions on what development and activities can take place within the vicinity of the equipment that will need to be taken account of in devising proposals for the site



### Nearby uses

- 6.16 The site is located in a relatively isolated position with the nearest dwellings, in The Strand, some 150 metres from the eastern boundary of the site. This boundary already has established hedgerows and trees that provide screening and there is also a well-established hedgerow running along the

rear of the properties on The Strand which provides further screening from the site. To the west, the nearest residence is on Bourne Hill some 350 metres from the site while Bourne Hall Farm is some nearly 300 metres to the north but is screened by the hill.

- 6.17 It is almost impossible to see the site from passing vehicles on the A14 immediately to the south, although the traffic does generate a level of ambient background noise that will need to be considered in the design of any working premises on this site.



## 7. Site Concept

7.1 The preparation of this Framework has acknowledged the significant environmental constraints that exist in the vicinity of the Stevin's site and the fact that it's located within the AONB. It has also had regard to the outcomes of the Ecological Surveys undertaken during 2016. Consequently, an environmental capacity led approach has been adopted to determine the appropriate mass and quantum of development that might be acceptable on the site. The consideration has also taken account of the local plan allocation to the west of the site for a country park, albeit it seems unlikely that such a proposal is likely to come forward and may not progress through to the emerging new local plan. Although it is a brownfield site, new buildings and uses proposed in the Framework are being accommodated as an exception and the mitigation measures will have to acknowledge both the exceptional circumstances as well as the significance of the environmental setting of the site. The development will therefore need to deliver higher standards of sustainability and design quality than would normally be accepted within an urban setting.

7.2 With this in mind, the objective for development on this site is:

**To develop employment and associated uses in high quality buildings, located within a landscape setting without detrimental impact on the amenity of local residents and the national and international designations in the vicinity.**

### Developable Areas

7.3 In order to inform the amount of development that can be accepted on the site, the outcome of the Landscape Visual

Impact Assessment in particular has been used to inform the form and location of any new buildings. The site has two distinct areas differentiated by ground levels as is illustrated on the map below. Area B is an area of existing concrete closest to the Orwell Bridge and is higher and potentially more exposed to visibility from the Orwell than the area occupied by the existing buildings on the northern part of the site. This area (Area B), as has been demonstrated by the Landscape Visual Impact Assessment, is largely screened from viewpoints in the AONB. In response to these topographic differences, new buildings will only be allowed on the northern part of the site (Area A) as illustrated below.

7.4 The area identified for potential buildings (Area A) is restricted by the presence of the high voltage overhead lines over the northern part of the site. It is neither practical nor viable to underground these cables and, for safety and maintenance reasons, no buildings will be allowed under the cables or in the immediate vicinity of them





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Development Areas

A

B

7.5 However, in considering the amount of development that can take place in Area A, regard has been had to their size and potential impact on the local environment. Regard has also been had to the potential number of people that could be employed on the site and the consequent trips generated to and from it. A large number of trips could have a detrimental impact on the amenity of local residents, the highway network and the natural environment.

7.6 Accordingly, parameters are set out in this Development Framework that will be used to guide and determine the acceptance of development proposals that come forward either in accordance with the LDO process or as separate planning applications.

### **Landscape Setting**

7.7 As noted above, the site is already well screened within the local landscape. However, as has been demonstrated by the assessment of landscape setting, there is the potential for buildings to impact on views across the Orwell Estuary unless due regard is had to screening and the setting and design of buildings and other operations on the site. In order to mitigate any potential visual impact of development, the existing planting on the eastern and northern boundaries of the site will be retained and, where appropriate, reinforced. In addition, existing hedgerows and trees within the site will also be protected and retained. These are identified on the Concept Layout below.

### **Uses**

7.8 The uses proposed on the site and permitted by the LDO will fall within the following classes and limitations:

Use Class B1(a)

Use Class B1(b)

Use Class B2

Use Class B8

Use Class D1

Use Class D2

Not more than 25% of the total floorspace on the site shall fall within Use Class B1(a) in order to limit the potential number of people working on the site and the consequential trips to and from the site. Proposals for more than 25% of B1(a) floorspace will need to be the subject of a planning application outside the LDO process.



# Concept Layout



-  New Planting
-  Existing Planting
-  Indicative Building Block
-  New Fence
-  Off-site access



NOT TO SCALE



### Site Layout

- 7.9 New buildings will only be allowed on the northern part of the site, as illustrated on the Indicative Concept Layout, where they can more easily be assimilated into the existing landscape. A maximum of 3,000 square metres of total gross floorspace will be allowed on the site, with individual buildings having a footprint of no more than 1,000 square metres gross. The illustrative footprint of each building is illustrated, each being no greater than that of the existing Suffolk Food Hall to the south of the site. Spaces around each of the buildings should be such to reduce the visual impact of the built development on the site, with the use of existing trees and hedgerows supplemented, as indicated, by new planting. External storage will not be allowed in the areas accessed by visitors, should be sited where it can be screened from external views and should not detract from the high quality environment. Car parking will not be permitted within this area, with the exception of visitors parking and parking for the disabled.

### Building Height

- 7.10 The height of any new buildings on the site will be a significant factor in how the development can be accommodated within the landscape. As noted above, there is the potential for the development to impact on views across the River Orwell. The sloping nature of the site allows taller buildings to be accommodated on the eastern side of the site without compromising the views in the AONB provided that careful consideration is given to the building design and materials used. Because of these sensitivities, a cap of 7.00 metres maximum height to ridge line is set for building number 1 identified on the Concept Layout. This would be the same height as the nearby Suffolk Cookhouse illustrated below. For any other

buildings, the maximum ridge height shall not exceed 5.9 metres.



### Access and Circulation

- 7.11 The main access track from The Strand will continue to provide vehicular access to the site. The access will need to be improved to meet the highway visibility standards, which may require the trimming or replanting of the hedge on the northern side of the access. Any security gateway to the site should be no closer than 20 metres from the edge of the highway in order to allow lorries to leave the highway safely and wait for the gateway to open. Vehicles will not be permitted to queue on the highway.

- 7.12 Turning and circulation areas will be required within the area occupied by the buildings for lorries to be able to gain access for loading and unloading. In addition, it will be necessary to retain access to external parts of the site, especially for maintenance of the high voltage overhead lines to the north. Within the site, the southern, raised area is the only location where car parking will be allowed, other than for the provision of disabled and visitor car parking bays in the vicinity of buildings. The amount of car parking to be provided should be in accordance with the Suffolk County Council Technical Guidance and meet the requirements for B1 or B2 uses. Electric vehicle charging points should also be provided.
- 7.13 The parking area can also be designed to provide a facility for lorries to wait for a temporary period before loading or unloading takes place. However, regard should be had to the need to segregate the movement and turning of lorries and those of cars. Should any of the buildings be used for the processing of crops, then crop storage can also take place in the area identified for car parking as long as the car parking requirements for the overall site can be met in the area.
- 7.14 Existing steps between parking area and buildings should be enhanced to provide a route for pedestrians between the car park and the business units.
- 7.15 Secure cycle and motorcycle parking will be provided on the site in accordance with the Suffolk County Council advisory standards and business premises are encouraged to provide showers and locker facilities for those cycling to the site.

### **Building Design**

- 7.16 All new buildings will be constructed of high quality materials and techniques to meet stringent environmental targets in line with BREEAM “Excellent” standard. Given the association with the Suffolk Food Hall to the south of the site and the Food Enterprise Zone designation, new buildings should reflect a rural character in nature. Colours and materials will reflect this and, given the sites location in the AONB, buildings should also be designed around principles of high sustainability using orientation, high insulation, good day lighting and air tightness to reduce their environmental impact.

### **Renewable / Low Carbon Energy**

- 7.17 The Core Strategy states, In Policy CS13, that “*All new development will be required to minimise dependence on fossil fuels and make the fullest contribution to the mitigation of climate change through adopting a sustainable approach to energy use.*” Detailed proposals for buildings on the site should therefore include an appropriate scale of on-site low and zero carbon technologies.

### **Materials**

- 7.18 A carefully selected and limited range of materials has been chosen in order to ensure both a high quality environment in buildings that will reflect the local character of the Orwell Peninsula and ensuring the minimal impact on the AONB. In addition, the materials should reflect the high sustainability requirements of the BREEAM “Excellent” standard.

The reference for the choice of materials has been taken from those used at the Suffolk Food Hall site to the south and can include:

- timber cladding panels
- flat metal panel cladding in a non-reflective finish
- profiled metal cladding in a non-reflective finish
- curtain walling and aluminium framed glazing systems

- structural glazing systems
- brick plinths
- red/orange pantiles
- metal profiled roofing





7.19 A schedule of materials, to be in accordance with the above guidance, shall be submitted for final approval under the terms of the LDO.

### **Colours**

7.20 Although the position and size of the buildings has been carefully considered to minimise visual impact on the AONB, the choice of colours used for building materials could have a significant impact. The buildings at the Suffolk Food Hall and many other commercial buildings in this area are characterised by the use of dark or black colours. The Suffolk Food Hall buildings in particular have reduced their impact on the setting of the Orwell estuary through the use of dark colours set within an existing woodland background. In addition, the storage building at the rear of the site has used brown profiled metal cladding that also has a minimal visual impact on the local landscape. Buildings constructed as part of this development will respect this approach and will use dark browns or blacks for walls and dark orange/red for roofing.

### **Drainage**

7.21 Given that much of the site is already covered in non-permeable concrete, surface water run-off will already be accommodated within the surrounding landscape. However, since the original compound was constructed the regulations concerning surface water run-off and the potential for both pollution and flooding have changed considerably.

7.22 Given the especially sensitive nature of the Orwell Estuary and the increase in the amount of hard surface on the site, the design and construction of the surface water drainage system will require strict control to ensure that:

- it does not increase the risk of surface water flooding on The Strand;
- there is no potential for pollution of watercourses from inappropriately located and/ or designed infiltration sustainable drainage systems such as soakaways, unsealed porous paving, roads or parking areas or infiltration basins; and
- there is no increase in run-off from the site

7.23 Detailed development proposals will include details of a Sustainable Urban Drainage system to capture surface water and, if appropriate, rainwater harvesting to provide water for functions on the site. The scheme, which shall be in accordance with DEFRA's Non-Statutory Technical Standards for SUDS (March 2015) and CIRIA Guidance C753 shall include a Management Plan making provision for ongoing maintenance. The SUDS Scheme and Management Plan shall be submitted and approved by the Local Planning Authority in accordance with government requirements

## Lighting

7.24 Despite the site being well screened from the Orwell Estuary and properties on The Strand, inappropriate lighting could have a significant detrimental impact on this largely countryside setting. Across the whole site, pole mounted floodlighting will not be permitted. In Area A lights should be mounted on the buildings and angled to point down towards the ground. In Area B, the car parking area, low level lighting, perhaps included in posts and bollards should be provided. Similarly, street lighting will not be permitted along the access road from The Strand.



7.25 Before development commences a scheme of lighting shall be submitted and approved and shall be in accordance with the Institute for Lighting Engineers Guidance for the Reduction of Obtrusive Light Zone E2 (Area A) and Zone E1 (Area B). Lighting shall not be permitted outside of the normal hours of operation when no personnel are on site. Lighting shall be designed so that they can be dimmed or switched off in defined working areas should operational conditions allow. In addition to the fixed exterior lighting, local adjustable lighting shall usually be provided at docking gates within buildings. This shall be operated locally and shall be switched off once the docking gate has been vacated.

## Hard Landscaping and Fencing

7.26 New Surfaces shall be of concrete, tarmacadam or block paving. Where it is necessary to demarcate areas, such as parking bays, this shall be done with physical markers or a change of surfacing. Paint or thermoplastic shall not be used.

7.27 Fencing: where required perimeter security fencing shall be a maximum of 2.4m above ground level and shall typically be in accordance with BS1722-14 Open Mesh Steel Panel Fencing Category 1 (General Purpose) and Category 2 (Security) Fencing Posts and struts for all fences shall be manufactured from black RAL9005 powder coated galvanized steel. All fixings and straining devices shall be zinc coated.

7.28 Other demarcation barriers throughout the development shall be a maximum of 1m high and shall be constructed in timber.

## Soft Landscaping

7.29 Before development commences a scheme of soft landscaping shall be submitted and approved. This scheme shall show existing trees and shrubs to be retained and a methodology for their protection during the development and operation of the site together with new planting and seeding. The aims of the scheme shall be:

- to integrate the site within its landscape setting
- to provide screening and softening to areas of development including storage, operational and parking areas.

- to optimise wildlife benefit and potential for habitat creation and contribute positively towards a BREEAM Assessment
- to facilitate a Sustainable Urban Drainage Scheme that meets the requirements of the relevant guidance to provide for water quality, amenity and biodiversity as well as flood water attenuation

water shall incorporate slopes that do not exceed 1: 5 to facilitate egress.

7.30 The scheme of landscaping shall comprise native tree planting and native and ornamental shrub/herbaceous planting and seeding.

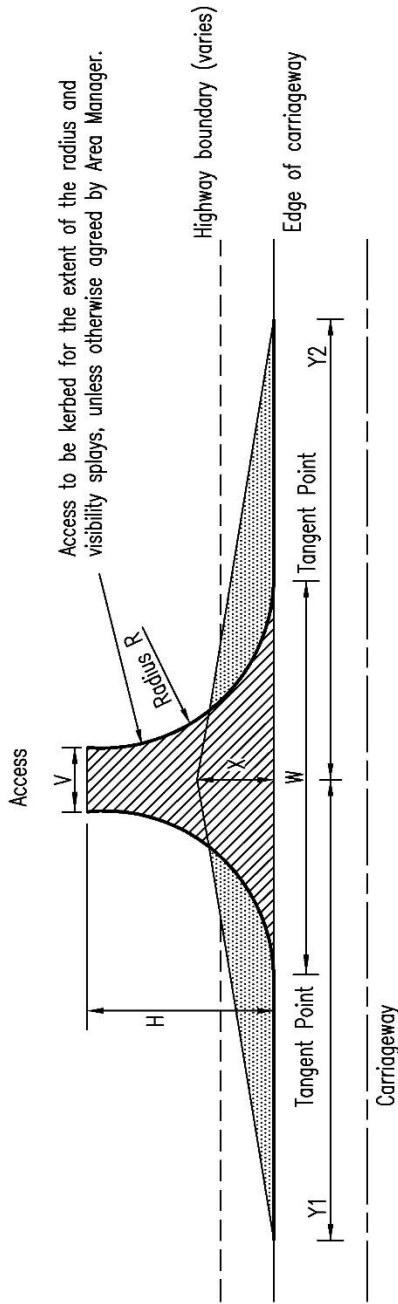
7.31 The scheme of soft landscaping shall be implemented within the first growing season following completion or occupation of any building whichever is the sooner. The size and density of planting shall be such as to achieve early maturity / ground cover and as required by the Local Planning Authority.

7.32 Landscape Management Plan: A scheme for the ongoing management and maintenance of the landscaping scheme shall be submitted and approved at the same time as the Scheme for Landscaping. The Management Plan shall detail the operations to be carried out in the first 5 years following implementation in order to ensure successful establishment of new vegetation.

### **Ground Modelling**



7.33 Where required in order to achieve a change in level, enhance screening or the creation of a drainage feature new slopes shall not exceed 1: 3 or a maximum of 1: 2 if the slope is to be covered in new shrub planting. Areas for the retention of

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LAYOUT DM04

**NOTES**

1. It is an offence to carry out any works within the public highway without permission of the Highway Authority.
2. Any conditions which the Local Planning Authority may give involving the use of this drawing do NOT give the applicant permission to carry out works within the Public Highway.
3. Unless otherwise agreed in writing all works within the Highway will be carried out by the County Council at the applicant's expense.
4. The County Council Area Manager must be contacted at the address shown opposite.
5.  Area to be constructed to the satisfaction of the Local Planning Authority in consultation with the County Council as Highway Authority.
6.  Visibility Splay areas to be free from all obstructions to visibility exceeding h above carriageway level.
7. Sufficient sustainable drainage will be required to prevent surface water entering the Highway.
8. Gate should be set back a minimum of 20m (or dimension to suit regular use) and open inwards.

Dimensions in Metres (min):	
Entrance Position H	15.0
Visibility Height h	0.6
Visibility Splay X	2.4**
Set Back	

\*\* Unless conditioned otherwise

Radius	R	Specify min dimensions in planning response.
Entrance Width	V	
Access Width	W	

Speed limit:	30mph (M/S)*	30mph (where M/S* does not apply)	40mph	50mph	60mph	
Visibility Splay	Y1 & Y2	43/59#	90	120	160	215

\* M/S Manual for Streets - SCC can advise where these standards apply.  
 # 43m is appropriate where actual speeds are considered to be within the 30mph speed limit.  
 59m includes an allowance of a small margin for speeds in excess of the speed limit.

**COUNTY COUNCIL AREA MANAGERS**

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Plot date 19/02/2015

INIT.	DATE	PROJECT TITLE
REH	08/12	DEVELOPMENT MANAGEMENT
CHEK	JIN	08/12
DES	IGNER	08/12
REVIEWER	CAG	08/12

REV.	DESCRIPTION	CHECKED	DATE
A	Drawing Revision	SDB	10/14

ORIGINATOR	CHECKER	DESIGNER	REVIEWER

INDUSTRIAL AND FARM ACCESS LAYOUT



Director of Economy, Skills & Environment,  
Suffolk County Council  
Endeavour House  
8 Russell Road  
Ipswich  
Suffolk IP1 2BX

ORIGINAL SIZE: A4