

Public Document Pack



DEVELOPMENT CONTROL COMMITTEE A

DATE	Wednesday 17 August 2016
PLACE	Council Chamber, Council Offices, High Street, Needham Market
TIME	9.30am

Please ask for: Val Last
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8 August 2016

The Council, members of the public and the press may record/film/photograph or broadcast this meeting when the public and the press are not lawfully excluded. Any member of the public who attends a meeting and wishes to be filmed should advise the Committee Clerk.

AGENDA

1. Apologies for absence/substitutions
2. To receive any declarations of pecuniary or non-pecuniary interest by Members
3. Declarations of lobbying
4. Declarations of personal site visits
5. Confirmation of the Minutes of the meeting held on 20 July 2016

Report NA/17/16

Pages A to G

6. To receive notification of petitions in accordance with the Council's Petition Procedure
7. Questions from Members

The Chairman to answer any questions on any matters in relation to which the Council has powers or duties which affect the District and which fall within the terms of reference of the Committee of which due notice has been given in accordance with Council Procedure Rules.

8. Schedule of planning applications

Report NA/18/16

Pages 1 to 121

Note: *The Chairman may change the listed order of items to accommodate visiting Ward Members and members of the public*

9. Site Inspections

Note: *Should a site inspection be required for any of the applications this will be held on Wednesday 24 August 2016 (exact time to be given). The Committee will reconvene after the site inspection at 12:00 noon in the Council Chamber.*

Would Members please retain the relevant papers for use at that meeting.

10. Urgent business – such other business which, by reason of special circumstances to be specified, the Chairman agrees should be considered as a matter of urgency.

(Note: Any matter to be raised under this item must be notified, in writing, to the Chief Executive or District Monitoring Officer before the commencement of the meeting, who will then take instructions from the Chairman.)

Notes:

1. The Council has adopted a Charter for Public Speaking at Planning Committees. A link to the full charter is provided below.

<http://www.midsuffolk.gov.uk/assets/UploadsMSDC/Organisation/Democratic-Services/Constitution/Revised-2015/Pages-22-25-Charter-on-Public-Speaking-Planning-Committee-Extract-for-web.pdf>

Those persons wishing to speak on a particular application should arrive in the Council Chamber early and make themselves known to the Officers. They will then be invited by the Chairman to speak when the relevant item is under consideration. This will be done in the following order:

- Parish Clerk or Parish Councillor representing the Council in which the application site is located
- Objectors
- Supporters
- The applicant or professional agent / representative.

Public speakers in each capacity will normally be allowed 3 minutes to speak.

2. Ward Members attending meetings of Development Control Committees and Planning Referral Committee may take the opportunity to exercise their speaking rights but are not entitled to vote on any matter which relates to his/her ward.

Members:

Councillor Matthew Hicks – Chairman – Conservative and Independent Group
Councillor Lesley Mayes – Vice Chairman – Conservative and Independent Group

Conservative and Independent Group

Councillors: Gerard Brewster
David Burn
Lavinia Hadingham
Diana Kearsley
David Whybrow

Liberal Democrat Group

Councillor: John Field

Green Group

Councillor: Anne Killett
Sarah Mansel

Substitutes

Members can select a substitute from any Member of the Council providing they have undertaken the annual planning training.

Ward Members

Ward Members have the right to speak but not to vote on issues within their Wards.

Mid Suffolk District Council

Vision

“We will work to ensure that the economy, environment and communities of Mid Suffolk continue to thrive and achieve their full potential.”

Strategic Priorities 2016 – 2020

1. Economy and Environment

Lead and shape the local economy by promoting and helping to deliver sustainable economic growth which is balanced with respect for wildlife, heritage and the natural and built environment

2. Housing

Ensure that there are enough good quality, environmentally efficient and cost effective homes with the appropriate tenures and in the right locations

3. Strong and Healthy Communities

Encourage and support individuals and communities to be self-sufficient, strong, healthy and safe

Strategic Outcomes

Housing Delivery – More of the right type of homes, of the right tenure in the right place

Business growth and increased productivity – Encourage development of employment sites and other business growth, of the right type, in the right place and encourage investment in infrastructure, skills and innovation in order to increase productivity

Community capacity building and engagement – All communities are thriving, growing, healthy, active and self-sufficient

An enabled and efficient organisation – The right people, doing the right things, in the right way, at the right time, for the right reasons

Assets and investment – Improved achievement of strategic priorities and greater income generation through use of new and existing assets ('Profit for Purpose')

Suffolk Local Code of Conduct

1. Pecuniary Interests

Does the item of Council business relate to or affect any of your/your spouse /partner's pecuniary interests?

Yes

No

No interests to declare

Declare you have a pecuniary interest

Leave the room. Do not participate or vote (Unless you have a dispensation)

Breach = criminal offence

2. Non-Pecuniary Interests

Does the item of Council business relate to or affect any of your non-pecuniary interests ?

Yes

No

Declare you have a non-pecuniary interest

Participate fully and vote

Breach = non-compliance with Code

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MID SUFFOLK DISTRICT COUNCIL

Minutes of the **DEVELOPMENT CONTROL COMMITTEE 'A'** held at the Council Offices, Needham Market on Wednesday 20 July 2016 at 9:30am.

PRESENT: Councillor: Matthew Hicks (Chairman)
Roy Barker *
Gerard Brewster
David Burn
John Field
Lavinia Hadingham
Diana Kearsley
John Matthissen *
Lesley Mayes
Keith Welham *

Denotes substitute *

Ward Members: Councillor: Penny Otton

In Attendance: Professional Lead – Growth and Sustainable Planning
Senior Planning Officer (GW)
Development Management Planning Officer (SES)
Senior Legal Executive (KB)
Governance Support Officers (VL/KD)

NA74 APOLOGIES/SUBSTITUTIONS

Councillors Roy Barker, John Matthissen and Keith Welham were substituting for Councillors David Whybrow, Anne Killett and Sarah Mansel respectively.

NA75 DECLARATIONS OF INTEREST

Councillor Gerard Brewster declared a non-pecuniary interest in application 0958/16 by way of being a Member of Stowmarket Town Council.

Councillor John Field declared a non-pecuniary interest in application 0722/16 by way of being a trustee of an agricultural organisation.

Councillor Roy Barker declared a non-pecuniary interest in application 0722/16 by way of having had crop trials carried out on his farm.

NA76 DECLARATIONS OF LOBBYING

Councillors Lavinia Hadingham, John Field, Matthew Hicks and David Burn had been lobbied on application 0958/16.

NA77 DECLARATIONS OF PERSONAL SITE VISITS

Councillor Lesley Mayes advised she had walked past application site 0958/16, but had not been on it.

Councillor John Matthissen advised he knew site 0958/16 as it was a route he had cycled previously.

NA78 MINUTES OF THE MEETING HELD ON 22 JUNE 2016

Report NA/14/16

The Minutes of the meeting held on 22 June 2016 were confirmed as a correct record.

NA79 MINUTES OF THE PLANNING REFERRALS COMMITTEE MEETING HELD ON 8 JUNE 2016

The Minutes of the Planning Referrals Committee meeting held on 8 June 2016 were confirmed as a correct record.

NA80 PETITIONS

None received.

NA81 QUESTIONS FROM MEMBERS

None received.

NA82 SCHEDULE OF PLANNING APPLICATIONS

Report NA/16/16

In accordance with the Council's procedure for public speaking on planning applications representations were made as detailed below:

<u>Planning Application Number</u>	<u>Representations from</u>
0958/16	Christina Connell (Objector) Sam Robinson (Applicant) Chris Netton (Agent)
0722/16	Daphne Youngs (Parish Council) Dr Clive Boyce (Objector) Iain Turner (Applicant)

Note: Application 2113/16 was withdrawn. Therefore the Council would no longer be determining the application, and it did not need to be heard at this Committee. The Professional Lead – Growth and Sustainable Planning requested that the Committee allow that a letter be sent to the Applicant's agent advising of the considerable time and cost the application had taken to report to Committee and to express disappointment that the application was withdrawn at such a late stage. Members agreed for this to be sent.

Item 1

Application Number: **0958/16**
Proposal: Demolition of existing dwelling and construction of 22 no new dwellings with 18 no parking spaces to the rear. Creation of new vehicle access from Iliffe Way
Site Location: **STOWMARKET** – 9 Finborough Road IP14 1PN
Applicant: Havebury Housing Partnership

At the outset of the presentation on the application, the Case Officer drew Members' attention to the tabled late papers. Upon conclusion of the presentation, the Case Officer answered Members' questions including in relation to:

- Detail regarding how many of the dwellings in the proposal would be available to rent and how many would be available to buy.
- The position of the pedestrian crossing on Iliffe Way
- Whether the height and width of the undercroft could accommodate more than one vehicle passing or accept delivery vehicles.

Christina Connell, an objector, addressed the Committee and expressed concerns on behalf of residents living on Finborough Road. She advised that it was felt that the proposal was not in keeping with the surrounding area as the precedent for existing dwellings in this location was two storeys, not three. She said the proposal did not respect the scale and density of existing dwellings in the area. There was concern that extra vehicle movements from the development would exacerbate an existing traffic problem in this location, and there was further concern that there was no parking available for delivery vehicles. Whilst there was agreement that homes of this type were required in Stowmarket, this was not the place for them to be built.

Sam Robinson the agent, addressed the Committee and advised that he had been approached by Havebury Housing Partnership (HHP) to produce a viable scheme on the site, which was constrained by the existing trees, the pond and neighbouring dwellings. Due to location constraints there was reduced parking with the proposal, but it was a sustainable location with good public transport links, and would deliver wider benefits of much needed flats in this area. He confirmed that advice had been sought from the Highways authority regarding the provision of parking and the number of car parking spaces included with the proposal had been deemed acceptable.

In response to Members questions the agent and applicant, Chris Netton (for HHP) clarified other sites HHP had developed some of which had unallocated parking provision for residents and visitors. Parking on this site would be managed by HHP.

Lesley Mayes, Ward Member, addressed the Committee and advised concerns including those in relation to:

- The impact of the development on existing traffic issues on Iliffe Way and Finborough Road
- Height of the proposal, three storeys would be higher than all other houses in the vicinity
- No visitor parking had been included
- Concern over trees in close proximity to the proposed dwellings
- Where the pedestrian crossing on Iliffe Way would be moved to.

During the debate that followed, Members considered matters including:

- Limited availability of parking spaces for residents and visitors
- Traffic access/egress
- Tree positions and impact on maintenance of the dwellings; and pressure to prune the preserved trees and on residents
- The need and requirement locally for this type of housing
- Appearance, design and height of proposal
- Concern over construction traffic, and impact of this on neighbouring car parks

Having considered all representations, Members generally felt that the proposal was sustainable, although it would be prudent to add the following conditions in addition to those included in the officer's report and recommendation:

- Scheme of construction management TBA with objective to secure optimum parking of construction and contractor vehicles on site.
- Tree protection measures during construction to include measures to safeguard trees from construction traffic & vehicle parking and materials storage during construction phase
- Scheme for boundary fencing TBA

By 8 votes to 1.

Decision – (1) Subject to the prior completion of a Section 106 Planning Obligation on appropriate terms to the satisfaction of the Professional Lead (Growth and Sustainable Planning) to secure:

- Affordable housing

That the Professional Lead (Growth and Sustainable Planning) be authorised to grant Full Planning Permission subject to those conditions included in the officer's report and recommendation including:

- Standard time limit
- Approved plans
- Implementation of surface water strategy prior to construction of hard standing
- Access completed in accordance with drawing and available for use prior to first occupation
- Prior to the commencement of development existing dropped kerbs and tactile paving on Iliffe Way relocated in accordance with details to be agreed
- New vehicular access surfaced with bound material
- Details to show means to prevent discharge of surface water onto the highway
- Any gates set back a minimum of 10m,
- Removal of permitted development rights such that access shall only be from Iliffe Way
- Parking and manoeuvring areas provided prior to first occupation
- Hard and soft landscaping details and implementation

- Biodiversity protection and enhancement measures
- Foundation design and no dig construction methods
- Details for leaf-drop measures
- Materials
- Construction working hours
- Levels to be agreed
- Scheme of construction management TBA with objective to secure optimum parking of construction and contractor vehicles on site.
- Tree protection measures during construction to include measures to safeguard trees from construction traffic & vehicle parking and materials storage during construction phase
- Scheme for boundary fencing TBA

Item 2

Application Number: **2113/16**
 Proposal: Erection of 27 dwellings including 9 affordable homes (following demolition of existing buildings)
 Site Location: **BARHAM** – Land between Norwich Road and Pesthouse Lane
 Applicant: Messrs K & P Moxon

This item was withdrawn.

Item 3

Application Number: **0722/16**
 Proposal: Continued use of land and buildings as an operational base for agricultural research and development. Erection of storage building and cabin (following removal of existing structure)
 Site Location: **DRINKSTONE** – Meade Farm Buildings, Beyton Road IP30 9SS
 Applicant: Envirofield Ltd

At the outset of the presentation on the application, the Case Officer drew Members' attention to the tabled papers and the consultation response from Suffolk County Council Highways. Upon conclusion of the presentation, the Case Officer answered Members' questions including those in relation to:

- Activity opposite the site entrance
- Size of agricultural equipment and vehicles used by the applicant's business
- The tree seen to the left of the site entrance
- Nature of the business undertaken from the site

Daphne Youngs, speaking on behalf of the Parish Council, began by stating that it wished to support rural business however, legitimate problems with this application had not been addressed. Access to the site was an issue as it was down a single track road. Large vehicles struggled to manoeuvre in and out of the site. She also advised that there was no turning circle on the site, which added to the accessibility issue. If activity were to increase, then this issue would be exacerbated. The design of the office building was out of keeping with the rural agricultural area and was in

full view of neighbouring properties. It was felt that this was a successful business that had outgrown its premises.

In response to Members' questions, she advised that the new site access was an improvement, but the road to access the site was too narrow to accommodate large vehicles.

Clive Boyce, speaking as an objector, advised the Committee that he was an immediate neighbour to the site, and represented the views of the other neighbours. It was felt that the scale and design of the application was wrong for the site as the materials were out of character, and were unsympathetic to the area and nearby residents. Access to the site was a concern as there were no passing places on the single track road. He felt that access for large vehicles was inadequate. He also voiced concern regarding volume of vehicle movements and burning of materials on site.

Iain Turner, the applicant, addressed the Committee to advise that there were no operational activities of crop trialling carried out onsite. The site was used for the storage and maintenance of equipment. He confirmed that smaller scale agricultural machinery was used, and this was small enough to be transported using a low loader vehicle.

In response to Members' questions he advised that all vehicle movements had been using the new site entrance, as he was keen to minimise impact on residents. He stated all their crop trials were carried out on commercial farms.

Penny Otton, Ward Member stated that there had been confusion over whether this application was agricultural or not. She advised she was concerned over the traffic and access issue, as the road leading to the site was extremely narrow. She believed that expansion of this business should take place elsewhere.

Members' opinion was divided, whilst some had sympathy with the concerns raised, others felt that this was an important rural business meeting a need for research in agriculture in a rural county.

After further debate the following conditions were included:

- Foul sewage TBA
- Vehicle washdown area TBA
- Scheme of access and visibility improvements inc timetable for improvement TBA
- Scheme of outside lighting TBA
- No external storage over 3m AGL
- No fires on site
- Materials and surfacing colouration of cabin building TBA

By 6 votes to 4.

Decision – That Full Planning Permission be granted subject to the conditions included in the officer's report and recommendation:

- Timescale for implementation

- Approved documents
- Landscaping scheme
- Timescale for landscaping
- Visibility splays as conditioned by SCC Highways
- Operating hours 8am – 6pm Monday to Friday and 8am – 1pm on Saturdays
- No commercial vehicle movements outside the above hours
- Clarification of surface and foul water drainage arrangements
- Restriction on use within Class B1
- Foul sewage TBA
- Vehicle washdown area TBA
- Scheme of access and visibility improvements inc timetable for improvement TBA
- Scheme of outside lighting TBA
- No external storage over 3m AGL
- No fires on site
- Materials and surfacing colouration of cabin building TBA

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Chairman

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MID SUFFOLK DISTRICT COUNCIL

DEVELOPMENT CONTROL COMMITTEE A – 17th August 2016

SCHEDULE OF APPLICATIONS FOR DETERMINATION BY THE COMMITTEE

Item	Ref No.	Location And Proposal	Ward Member	Officer	Page No.
1.	2351/16	<u>Land at Blackacre Hill, Great Blakenham, Extension to Orion Business Park (MAJOR)</u>	Cllr Kevin Welsby Cllr John Field	GP	1 - 71
.2	1822/16	<u>Yaxley Manor House, Mellis Road Yaxley</u> Change of use of land and buildings to commercial livery stabling and paddocks with erection of additional stabling, provision of flood lighting to existing manege, provision of car parking and fencing, partial conversion of hay barn to welfare facilities, provision of package treatment plant, and use of existing vehicular access	Cllr David Burn	SLB	72 - 121

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MID SUFFOLK DISTRICT COUNCIL
DEVELOPMENT CONTROL COMMITTEE - 17 August 2016

AGENDA ITEM NO	1
APPLICATION NO	2351/16
PROPOSAL	Application for outline planning permission (including access, all other matters reserved) for development of business and logistics park to provide commercial floorspace principally within Use Classes B1 and B8, to include access onto the B1113 Bramford Road and a secondary means of access via Addison Way, together with the provision of estate roads and ancillary parking, servicing and landscaping.
SITE LOCATION	Land At Blackacre Hill, Bramford Road, Great Blakenham
SITE AREA (Ha)	15.55
APPLICANT	Curzon De Vere Ltd
RECEIVED	May 24, 2016
EXPIRY DATE	August 24, 2016

REASONS FOR REFERENCE TO COMMITTEE

The application is referred to committee for the following reason :

- (1) it is a "Major" application for:-
- the erection of any industrial building/s with a gross floor space exceeding 3,750 square metres

PRE-APPLICATION ADVICE

1. The application follows pre-application advice given in 2013.

SITE AND SURROUNDINGS

2. The application site is 15.5ha and is located 500m to the south of Great Blakenham, adjacent to the junction of the B1113 Bramford Road and a dual carriage link to Junction 52 of the A14. It lies directly to the south of the Orion Business Park, and to the south of the Magnus Group building, located on Addison Way, approximately 6km to the northwest of Ipswich. The site is bound to the south and west by woodland.

The land extends to 14.7ha (which combined with Addison Way comprises 15.5ha) and is L shaped, comprising two, uncultivated fields that wrap around

the southern and western sides of the Orion Business Park. Commercial uses lie to the north and east (the latter including the SITA Waste to Energy Plant). The fields to the south of the site have been granted planning permission (3655/13) for 1 million sq ft of industrial greenhouses.

Public footpath no. 21 runs to the south of the site, on the other side of a substantial tree belt. The route of the footpath is due to be diverted as part of the industrial greenhouse development.

HISTORY

3. The planning history relevant to the application site is:

2351/16	Application for outline planning permission (including access, all other matters reserved) for development of business and logistics park to provide commercial floorspace principally within Use Classes B1 and B8, to include access onto the B1113 Bramford Road and a secondary means of access via Addison Way, together with the provision of estate roads and ancillary parking, servicing and landscaping.	
3191/13	Screening Opinion request for the development of proposal comprising a health centre, two data centres, frozen/chilled food distribution and production units, HQ office and HQ depot powered by the nearby energy from waste facility at Great Blakenham	15/11/2013
1297/11	Erection of 2 no aluminium warehouses	Granted 27/07/2011

PROPOSAL

4. **Means of Access**

The principal means of ingress / egress to the development is to be taken from the B1113 Bamford Road, to which the site has a frontage that extends some 180m north of the adjacent traffic signal control junction. It is proposed to create a new priority junction, which has been designed such that commercial vehicles and can only enter from, and exit to, the south. In this way, all commercial vehicle movements, associated with the development, will be via the B1113 and Junction 52 of the A14.

The Applicant has reached agreement with the owner of Addison Way so that it can be used as a secondary means of access. The road is included within the 'red line' application site and the agreement provides for its repair and upgrading (to include the provision of a footpath and cycleway), between the B1113 and the site.

The junction between Addison Way, and the new internal estate road (to be called St James' Boulevard), has been designed so that cars and light vans can ingress and egress the site, with large commercial vehicles only being able to ingress. This will allow large commercial vehicles, associated with the existing business on the Orion Business Park, and the other commercial sites served by Addison Way, to exit through the development.

Layout

Whilst layout is a reserved matter, the access arrangements, described above and in the Transport Assessment, dictate, to a large extent, the layout of the development.

Having accessed the site via the new priority junction onto the B1113, the main estate road (St James' Boulevard) will run along the northern boundary, with the Orion Business Park, and then turn to run up the western side of the 'northern leg'. Class B8 warehouse and distribution units will occupy that part of the site to the south of St James' Boulevard. There will be two, smaller Class B8 units in the northeast corner (accessed in the manner described above).

The 'northern leg' of the site will be laid out with Class B1 units along its western boundary and with St James' Boulevard, and a holding facility for commercial vehicles, to the east.

Scale

The final development will comprise some 64,000 sqm (approximately 700,000 sqft) of Class B8 and Class B1 floor space.

The Class B8 storage and distribution units will occupy the central and southern parts of the site, accessed from St James' Boulevard, which enters the site and then runs east - west along the boundary to the Orion Business Park. The Class B8 units will provide some 59,500 sqm of floor space and will thus, therefore, comprise the majority of the development. The units are likely to range in size from 1,200 sqm to 15,500 sqm.

The Class B1 floor space will be situated on the western boundary of the 'northern leg' of the site. Total Class B1 floor space is likely to be in the region of 4,400 sqm in six units.

The development will take advantage of the slope of the site, with the Class B8 units, located to the south St James' Boulevard, being cut into the bank (so as to reduce visual impacts). Approximate dimensions are illustrated on drawing 1823SK10-04-J. Ground level to roof height (at their southern end) will be 12m (potentially rising to a maximum of 15m). Each Class B8 unit will be provided with dedicated parking and service areas.

The Class B1 units are intended to take the form of traditional, two storey, offices. Drawing 1823SK10-04-J shows a shared parking facility. The intention is that the units will be lower than the tops of the trees which border the suite to the west.

Landscaping

Consistent with the aspiration to create a high quality development, the scheme

will incorporate significant new planting and landscaping.

The Applicant proposes to plant upwards of 3,500 trees and shrubs, principally to the site boundaries, the entrance and frontage to the B1113 and along the main internal estate road (so as to create a boulevard style approach to each unit).

The overall intention is to reinforce the existing tree belt that borders the site to the west and south; create an attractive, landscaped, entrance from the B1113; and, provide a landscaped buffer zone between the development and the Orion Business Park and the other existing commercial uses to the north. The layout includes balancing lagoons / ponds, which will be landscaped so as to create an attractive environment and enhance the bio-diversity value of the site.

POLICY

5. **Planning Policy Guidance**

See Appendix below.

The following documents are also considered as material for the purposes of determining planning applications and are applicable to this proposal:-

- Department for Transport - Manual for Streets (2014).
-
- Suffolk County Council - Suffolk Guidance for Parking (2014, adopted 2015).

On the 6th March 2014, a number of Ministerial planning circulars were cancelled by central Government and were replaced by the Government's online Planning Practice Guidance (PPG). The guidance provided is advice on procedure rather than explicit policy, but has been taken into account in reaching the recommendation made on this application.

CONSULTATIONS

- 6.
- **Great Blakenham Parish Council** – No comments received
 - **Little Blakenham Parish Council** – No objection
 - **Claydon & Whitton Parish Council** – Object: This is the time for this application to pay for the cost of a roundabout at the junction of Bramford Road, Great Blakenham and B1113. The movement at this junction of many more HGVs make this even more imperative that the SnOasis development. It is also that there be another lane created at the approach of the B1113 to junction 52 of the A14. In the interests of safety another lane should be created to allow for vehicles turning left and right and straight ahead. During rush hours and at other busy times drivers use the turn left land to enter Claydon. This is already dangerous and will be exacerbated by this development. It should be borne in mind that this road system is not only for Great Blakenham but for the whole of the highly populated Gipping Valley.

- **Suffolk County Council (Local Highway Authority)** - No objection; subject to a suite of recommended highways improvements and contributions through condition and s106 agreement (see relevant section below).
- **Highways England** – No objection
- **Suffolk County Council (Archaeology)** - No objection; subject to condition(s) relating to an appropriate scheme of investigation prior to development.
- **Suffolk County Council (Rights of Way and Access)** - No objection.
- **Suffolk County Council (Fire & Rescue)** - No objection; comments that fire hydrants are required, quantum dependent upon reserved matters.
- **Suffolk County Council (Landscape Development)** - No objection; recommend conditions. The applicant has provided a highly indicative drawing 1823SK10-04-J showing proposed tree planting. However this information does not clearly demonstrate what is likely to be practicable in terms of planting and landscaping given the likely constraints and issues associated with developing the site. It is also notable that colour choice for the buildings, in conjunction with the planting, is given significant emphasis in the application material as mitigation for the landscape and visual the impacts of the proposal.

Therefore in order to effectively secure and agree the details of the landscaping scheme I suggest two conditions are required. Firstly, prior to commencement, an effective landscape masterplan provide a robust outline scheme of both hard and soft landscaping, including the landform and planting of the SuDs features. This masterplan should also include details of the planting palette proposed.

On the basis of the agreed masterplan detailed schemes of hard and soft landscaping can be agreed for each phase of the development as it comes forward. Alternatively, to eliminate the need for a pre-commencement condition, the applicant may wish to produce a landscape masterplan prior to determination. This would then form the basis of the first landscaping condition, on which subsequent detailed schemes for each part of the development would be based.

- **Suffolk County Council (Floods & Water)** - No specific objection, however greater details required under RM; a condition requiring an appropriate drainage scheme is requested.
- **Corporate Manager - Sustainable Environment (Land Contamination)** - No objection; subject to advisory note.
- **Corporate Manager - Sustainable Environment (Sustainability Issues)** – Revised report is acceptable subject to conditions ensuring assessment and final certification.
- **Corporate Manager - Sustainable Environment (Other issues)** – No objection

- **Corporate Manager - Public Realm (Arboriculture)** - No objection; The only important trees likely to be affected by development at this location are situated around the perimeter of the site. Provided any development is kept a sufficient distance from them there is no reason they could not be incorporated as part of the layout design without causing significant encroachment. When a final layout is agreed we will require details regarding appropriate protection measures during construction.
- **Historic England** – Do not consider it necessary to be consulted
- **Environment Agency** - No objection; comments regarding the proximity of the development to permitted waste facilities and installations.
- **Anglian Water** - No objection
- **Suffolk Wildlife Trust** - No objection; recommend conditions.
- **Economic Development Officer** – Whilst this land has not been formally allocated for employment, it is a natural extension to the existing industrial estate around Addison Way. Its close proximity to the A14 at junction 52 makes it attractive to businesses that rely on access to the Port of Felixstowe and the Midlands via the A14. The current junction configuration of Bramford Road to the B1113 means that traffic is directed with a left turn only and minimises the traffic impact on Bramford and Sproughton. I support the mix of B1 and B8 uses and the jobs that the new buildings will bring to the area. These jobs, estimated to be around 600, will support economic growth in both the Mid Suffolk District and Ipswich Policy Area and compliment recent and planned housing growth nearby.
- **Stowmarket Ramblers** – No comments or observations to make

LOCAL AND THIRD PARTY REPRESENTATIONS

7. This is a summary of the representations received.
- Good use of land
 - Concerns regarding the transport system to be put in place
 - Insufficient space between the existing traffic light junction and Binders to place an access road
 - Bramford Road will be congested – already busy at rush hour morning and afternoon.
 - Supportive of jobs it will create
 - Concern of landscape and visual appraisal
 - The LVA underestimates the impact on the landscape view that residents will see.
 - No view of the effect of the development on the footpath running south from Little Blakenham to the B1113.

The consultee responses and representations received to date have been noted and have been taken into account when reaching the recommendations as set out below.

ASSESSMENT

8. From an assessment of the relevant planning policies, supplementary guidance, site history and constraints/designations, those representations and consultation responses received and other material planning considerations, the main issues in determining this application are considered, as following:-

- The Principle of Development;
- Connectivity - Highway Safety and Sustainable Transport;
- Impact on the Landscape;
- Design and Layout;
- Resilience to Climate Change (Flood Risk/Drainage and Building Performance/Renewable Energy);
- Impact upon Residential Amenity;
- Land Contamination
- Crime and Disorder
- Biodiversity and Protected Species
- Archaeology
- Environmental Impact Assessment;
- Planning Balance and Conclusion.

Principle of Development**National Planning Policy**

Paragraph 197 of the NPPF states that in assessing and determining development proposals, local planning authorities should apply the presumption in favour of sustainable development, which should be seen as a golden thread that runs through the planning system (see Para. 14).

In this regard, paragraph 14 further states that:

- *“For decision-taking this means: approving development proposals that accord with the development plan without delay; and*
- *where the development plan is absent, silent or relevant policies are out of date, granting permission unless:*
 - *any adverse impacts of doing so would significantly and demonstrably outweigh the benefits, when assessed against the policies in this Framework taken as a whole; or,*
 - *specific policies in this Framework indicate development should be restricted.”*

Paragraph 7 of the NPPF sets out that there are three dimensions to sustainable development: economic, social and environmental, and that these roles are mutually dependent and should be jointly sought to achieve sustainable development.

The development plan, against which the proposal will be tested, comprises: -

- The 'saved' policies of the Mid-Suffolk Local Plan 1998.
- The Mid-Suffolk District Core Strategy 2008.
- The Mid-Suffolk District Core Strategy Focussed Review December 2012.

The Core Strategy 2008 supersedes a number of policies of the 1998 Local Plan. Similarly, the Focussed Review 2012 supersedes a number of policies as set out in the 2008 Core Strategy.

The following key designations are relevant: -

- Great Blakenham and Claydon Villages are designated as a Key Service Centre (Core Strategy Policy CS1).
- The site lies in the open countryside outside of the defined settlement limits of Great Blakenham and Claydon (1998 Local Plan Proposals Map).
- The site lies adjacent to, and to the south of, an employment allocation which has subsequently been developed as the Orion Business Park (1998 Local Plan Proposals Map).
- The site lies within the Ipswich Policy Area.

In addition to the provisions of the development plan, national planning guidance, as set out in the National Planning Policy Framework (NPPF) and National Planning Practice Guidance (NPPG), will also be relevant to the determination of the application.

Policy FC1 confirms that the Council will take a positive approach to development proposals and grant planning permission for sustainable development, particularly where it secures, and improves, economic, social and environmental conditions in the district.

Proposals which accord with adopted policy will be granted without delay but where policies are absent, or out of date (reference the Local Plan which was adopted in 1998), Policy FC1 provides that the Council will grant planning permission, taking into account the provisions of the NPPF, unless material considerations indicate otherwise.

Policy FC1.1 indicates that, important material considerations include how a proposal addresses the context and key issues of the district, which the Focussed Review document prioritises as being the requirement to provide for the housing and employment needs of the district (Strategic Objective SO6).

The Core Strategy (as updated by the Focussed Review) seeks to direct the majority of new development to the existing towns and settlements, as they are defined in the settlement hierarchy set out in Policy CS1. Claydon and Great Blakenham are, together, defined as being a second tier Key Service Centre.

The 1998 Proposals Map defines the boundaries of the main towns and settlements, with land falling outside being treated as countryside. Policy CS2 provides that development in the countryside will generally be limited to that

falling within a number of key categories which include: -

“new-build employment generating proposals where there is a strategic, environmental or operational justification”.

Policy CS5 provide that where development is allowed in the countryside, it should positively contribute to the District's diverse character and respect landscape, bio-diversity and other environmental features. These matters are addressed below.

One of the objectives of the 2012 Focussed Review, was to update the employment policies of the Core Strategy in order to take into account the results of the Western Suffolk Employment Land Review 2009 (ELR) and the National Planning Policy Framework 2012 (NPPF). Statement 3 confirms that the preferred locations for employment growth are those set out in the Core Strategy. They are Stowmarket, the Ipswich Policy Area (IPA), Needham Market, Mendlesham Airfield, Eye Airfield and Woolpit Business Park. Great Blakenham, and the subject site, lie within the Ipswich Policy Area.

Statement 5 also confirms that the District needs to make significant allocations of employment land, in appropriate locations, in order to both increase the number of jobs (in order to meet forecast need) and reduce unsustainable existing levels of out-commuting.

Policy FC3 commits the Council to delivering land to provide at least 8,000 additional jobs in the District by 2006 and an indicative 11,100 jobs by 2031.

It identifies a 39.5 hectare site at Mill Lane, Stowmarket which, it is anticipated, will deliver an estimated 3,395 jobs by 2026. Even with this allocation, and taking into account all other existing commitments, the Focussed Review (para 5.25) acknowledges that there will be a shortfall of some 1,643 jobs (against the forecast need for 8,000 jobs) by 2026 and a shortfall of 4,743 jobs (against a requirement for 11,100) by 2031.

Policy FC3 provides that the land required to meet the identified shortfall (1,643 jobs - now acknowledged to be 3,113 jobs by 2026) is to be identified in subsequent development plan documents. It also confirms that the new allocations should be situated: -

- In or close to towns and Key Service Centres.
- In areas with good access to the District's major transport routes.
- In areas with good access by public transport.
- Within the six major growth areas identified in Statement 3, which includes the Ipswich Policy Area.

The application site satisfies all the above criteria. It lies adjacent, and has good pedestrian and cycle links, to the Key Service Centre at Claydon / Great Blakenham. It lies within the Ipswich Policy Area. Most importantly, it has excellent, direct, access to the A14 (and from there, the main towns in the District as well as Ipswich, Felixstowe, Harwich, the Midlands and London). Given the type of uses proposed for the site (logistics and Class B8 storage and distribution), this is a key factor which will ensure the sustainability and success

of the development.

The identification, and development, of the site is also consistent with the provisions of the Mid-Suffolk Local Plan 1998. Policy E1 of that Plan (which was subsequently superseded by Policy CS11 and, more recently, Policy FC3), identified the land to the north of the subject site for industrial and commercial development (Proposal 9). This was on the basis that this site (now developed as the Orion Business Park), was well located with respect to the settlement hierarchy, existing commercial developments, the Ipswich Policy Area and the principal communications network.

The proposal is also consistent with Policy E9, which concerns the location of new employment development. Whilst this policy primarily seeks to direct new development to existing employment sites, or settlements, it provides that, and, "notwithstanding the strict control of development in the countryside, where it can be demonstrated that there is a lack of sites or premises for new businesses within nearby settlements, proposals maybe acceptable on small sites closely related to existing industrial or commercial sites or the existing built up area of a town or village...".

Similarly, Policy E10 provides that new industrial and employment development will be permitted in the countryside where it can be demonstrated that there is an overriding need and that it will contribute to the local economy and create job opportunities for nearby communities. The proposal will deliver these objectives.

Policy E9 sets out a similar location criteria to the more up to date, and relatively recently adopted, Policy FC3. As with Policy FC3, the proposal is entirely consistent with the requirements of this policy, in that there is an acknowledged need for new employment development and as the site is well located to an established employment area

The proposal is also consistent with Policy E3, which provides that, throughout the district, warehousing and haulage depots, including proposals for container compounds and handling areas, will be considered on their merits, with particular regard being given to the accessibility of the site to the primary route network. This site has direct, convenient and safe access to the A14.

Finally, and in policy terms, the proposal is also consistent with the objectives of Policies E4 and E6, in that the development of this site will help consolidate the existing commercial uses which surround it.

The Western Suffolk Employment Land Review 2009, together with the Focussed Review 2012, identifies an urgent need for additional employment land in the district. This is an ideal site from which that need can be met, in that it is adjacent to a Key Service Centre, located within the Ipswich Policy Area and has an excellent, convenient and safe links to the A14.

The site has a dual carriage link direct to Felixstowe (some 20 miles to the east), which is the largest container port in the United Kingdom (handling over 42% of all the country's containerised trade). It is the sixth busiest port in Europe and the A14 links it directly to the M1, M6, M42 'golden triangle', where many of the main logistic companies in the country are based.

The site is surrounded by existing employment uses and all necessary services are available, with sufficient spare capacity, on the site's boundaries. It is an

established employment location, with good access to a large, skilled, workforce living in Stowmarket, Needham Market and the Ipswich Policy Area.

Initial interest in the development has been strong, with the Applicant having signed confidentiality agreements for up to 70% of the proposed floor space. The development is fully funded and all those parties that have signed confidentiality agreements have indicated that they will enter into freehold or leasehold transactions as soon as practical after outline planning permission is granted.

This development will deliver up to 600 (full time equivalent) jobs by 2019/2021. It will, therefore, make a significant contribution towards the identified shortfall of employment land and it will assist the District Council to meet its commitments as set out in Policy FC3.

It will significantly enhance economic conditions in the district. The jobs that it will provide will also promote social cohesiveness and, as is explained in the following paragraphs, environmental conditions. The proposal is, in principle, a sustainable development, which is entirely in keeping with the objectives of, and supported by, Focussed Review Policy FC1.

Although the development is consistent with sustainable development principles, will help meet an identified need for additional employment land and is fully consistent with the location tests set out in adopted development plan policy, it will still be necessary to demonstrate that it accords with relevant development control criteria (as set out in Policies SB2, GP1, GP3, CL1, E3, E9, E10, E12 & CS5) before outline planning permission can be granted.

Connectivity - Highway Safety and Sustainable Transport

Paragraph 32 of the NPPF states that proposals must provide safe and suitable access for all and that transport networks should be improved in a cost effective way to limit any significant impact of the development on the surrounding area. Paragraph 32 also makes it clear that proposals must *only* be refused where residual cumulative impacts on highway safety would be 'severe'.

The key policies to consider from the development plan are T9 and T10 which seek development that is well laid out in terms of site access and highway safety, traffic flow and the environment.

The most recent comments of the Local Highway Authority (LHA) confirm that the development is considered to be acceptable in highway terms, subject to securing an appropriate package of contributions and improvements imposed by planning condition and through a s106 agreement. Having considered the development on its own merits, the following comments are taken directly from the LHA's most recent response:

"The Transport Assessment is generally acceptable. The B1113 (Bramford Road) is a local access lorry route. The proposed access would restrict 'design' articulated HGVs from leaving the site and proceeding north through Great Blakenham. Likewise, it is not intended to facilitate the right turn manoeuvre from the B1113 to the site. This design discourages HGV trips through the village and should have the benefit of reducing delay southbound on the B1113. The minor disadvantage of preventing linked trips by HGVs between the new

development and Orion Business Park is considered acceptable; such trips would have to reroute via the A14 junction 52 roundabout.

A Traffic Regulation Order is required in order to legally prohibit the above manoeuvres. The County Council will promote such a TRO provided that its costs in doing so are paid prior to commencement of construction of the access and as such require a contribution of £10,000 (any balance unspent to be returned) to be secured via a S106 Planning Obligation. A temporary TRO would be made pending the permanent TRO.

The proposed link road between Addison Way and the site Access for HGVs could physically limit the size of vehicle able to negotiate it with the use of vehicle restraint kerbs but the design shown in Appendix K to the Transport Assessment (TA) would need to be amended to facilitate fire tender use if such kerbs were used. Alternatively, normal kerbs could be used and a condition could be imposed prohibiting HGV use, which may provide flexibility. It is not a condition that the County Council considers necessary for safe access but it may be merited on other amenity grounds.

The Stage 1 Road Safety Audit and Designer's Response is considered acceptable.

It is considered that an additional length of footway cycletrack (approximately 345m) is warranted on the west side of Bramford Road from the proposed facility on Addison Way north towards Gipping Road so that pedestrians and cyclists don't have to cross Bramford Road twice ('minimise conflicts between traffic and cyclists or pedestrians' NPPF para. 35). There are a number of details, such as improvements to assist crossing Mason's site access, that may be needed."

On that basis, the following contributions have been recommended and agreed with the applicant in respect of the following highway safety and transport improvements:-

- Traffic Regulation Order Contribution - £10,000 payable at least 8 months prior to the proposed opening of the new estate road access with the B1113.
- Travel Plan including free shuttle bus during morning and evening peak hours serving the site, Great Blakenham and Claydon.
- Travel Plan Evaluation and Support Contribution of £1,000 per annum from occupation of the first unit(s) that would trigger the requirement for a full travel plan, until five years after the final commercial unit is occupied to cover the cost of Suffolk County Council resource to fully engage with the travel plan process
- Measures to prevent parking on the site access road in the vicinity of the new access
- Footway cycle track improvements scheme on the west side of the B1113 Bramford Road north of Addison Way to form a contiguous off carriageway route to Gipping Road. To be provided prior to first occupation of any of the units.

Given the scale and nature of development and the potential impacts posed to the local highway network, the agreement of a full Travel Plan is also considered necessary and this has been confirmed and agreed with the applicant. The

precise details and associated costs related to the Travel Plan would be known once the precise quantum and mix of development is put forward through the reserved matters stage and can be secured by way of legal agreement.

With regards to parking, there would be sufficient space at the quantum and density of development proposed to achieve off road parking in accordance with the parking standards. Likewise, there is no inherent reason why a safe internal layout could not be achieved. The detailed layout and design would be dealt with at the reserved matters stage.

In respect of highway safety and connectivity the application is therefore considered favourably.

Impact on the Landscape

The NPPF states that the intrinsic character and beauty of the countryside should be recognised in decisions. Policies GP1 require development proposals to reflect local characteristics, protect the landscape of the District and state that landscaping should be regarded as an integral part of design.

In this instance the applicant has provided an indicative layout which includes perimeter planting for the proposal and indications through the Design and Access Statement that an extensive green infrastructure package can be delivered. The information supplied is considered to be sufficient to enable an assessment to be made against the likely landscape and visual effects of the proposal.

Accordingly the SCC Natural Environment Team (Landscape Development Officer) and the Council's own arboricultural specialist, have raised no objection to the development subject to appropriate conditions. This will include the submission of a landscape masterplan to be submitted concurrently with the first submission of reserved matters which can then be delivered across the phased development as each unit comes forward under detailed layout considerations. Consequently the development is considered to have an acceptable visual impact on the landscape.

Design and Layout

Delivering quality urban design is also a core aim of the NPPF which states (at paragraph 56) that good design is a key aspect of sustainable development and is indivisible from good planning. At paragraph 64 the NPPF further states that permission should be refused for poor design that fails to take opportunities to improve the character and quality of an area and the way it functions. The NPPF also encourages the use of local design review.

This application is submitted in outline where the matters of layout and building design are reserved. However, it is good practice for an applicant to demonstrate that the site can be developed in an acceptable way.

The proposal is in keeping with its context which comprises to the north and east, existing large scale commercial uses. The site is a natural infill for employment development which will consolidate this established employment location.

To this end the applicant has submitted an indicative layout and a detailed

Design and Access Statement along with other details that provide an indication as to how the delivery of the scheme is envisaged. This demonstrates that the proposal is capable of producing a high quality development which will enhance existing environmental conditions, in a manner that is consistent with the requirements of policies SB1, GP1, GP3, CL1, E3, E9, E10, E12 & CS5.

In particular the development is considered to be in keeping with the character of existing and committed development and is capable of being laid out in a manner which both reflects its intended use, whilst at the same time responding to the topography of the site, surrounding land uses and the important landscape features along its boundary. In addition the development does not result in the loss of high quality agricultural land.

Resilience to Climate Change (Flood Risk/Drainage and Building Performance/Renewable Energy)

The NPPF gives great weight to sustainable development, which is considered to be a 'golden thread' running through the planning system. Adaption to, and resilience against, climate change is a key consideration of sustainable development in the NPPF. This is echoed in the Core Strategy and associated Focused Review.

Policy CS3 states that all non-residential development proposals over 1,000 sq metres will be required to integrate renewable energy technology in order to provide at least 10% of their predicted energy requirements and additional sustainable construction measures.

The 'sustainability' of the proposal and its resilience to climate change can be broken down into a number of key issues, such as the accessibility of the proposed development and its design quality (discussed above), the scheme's resilience to climate and social change and the buildings performance. Other important aspects of sustainable development, such as ecology, open space provision and safeguarding heritage are discussed elsewhere in this report.

A key issue when considering 'resilience' is whether the development has been designed to adapt to issues presented by climate change, such as an increased risk of flooding from heavy rain or high energy prices. In this instance the application site is considered to fall within 'Flood Zone 1' and as such there is a very low probability (less than 1 in 1000 annually) of river or sea flooding.

However, due to the scale of the proposal a detailed flood risk and drainage assessment/scheme has been submitted. Initial details relating to the management of surface water drainage have also been provided, however it is considered that precise and appropriate details can be secured by way of condition; where an objective assessment could be made based upon the final layout and scale of the development.

The geology of the site appears to be underlying sands and gravels, with silt and clay overburden in areas, where exposed the sands and gravel yielded fair to good rates of permeability. It is therefore considered, following deep trial pits, that the site can drain satisfactorily to the sands and gravel throughout by percolation. The final location and nature of infiltration features will be determined by the detailed layout at submission. However, in order to demonstrate how a compliant drainage solution could be achieved, an indicative plan has been submitted which shows an eastern catchment area of 3.2ha which

is able to accommodate a 1 in 100 year storm (+climate change) within a section of open infiltration basin linked to a cellular system below car parking. To the west the larger catchment of 8.3ha is stored within a deep open infiltration basin. The Flood and Water Authority have confirmed they are satisfied that a satisfactory drainage solution can be provided within the site and have raised no objection to the application.

Where the application has been made in outline form, details relating to the overall sustainability and energy efficiency of the scheme cannot be objectively determined at this stage. However, such matters can be dealt with at the reserved matters stage when passive solar gain or renewable energy details, for example, can be explored and building performance would be better known at this detailed design stage. Consequently conditions are recommended to secure this.

Impact upon Residential Amenity

One of the core planning principles within paragraph 17 of the NPPF is that Local Planning Authorities should always seek to secure high quality design and a good standard of amenity for all existing and future occupants of land and buildings, and this is also required by policy GP1 of the Local Plan.

The application is in outline with the layout reserved. However, the site is in an area dominated by commercial development and there are only a limited number of residential properties in the vicinity. This is reflected by the small number of representations received in relation to the development. Therefore the development is considered to be appropriate and would not result in any detrimental impact on either residential occupiers or those employed in the nearby buildings on the neighbouring estate.

Concerns regarding the construction of the development have been noted. It is considered appropriate, as would be standard on most Major schemes, to secure agreed details of a suitable management plan.

PLANNING BALANCE AND CONCLUSION

At the heart of the balancing exercise to be undertaken by decision makers is Section 38(6) of the Planning and Compulsory Purchase Act 2004; which requires that, if regard is to be had to the development plan for the purpose of any determination to be made under the Planning Acts, determination must be made in accordance with the plan unless material considerations indicate otherwise.

The development would have a number of significant benefits, including the delivery of a major quantum of employment land in a sustainable location. When taken as a whole, and as a matter of planning judgment, the proposal is considered to adhere to the development plan (where those applicable policies are considered to be consistent with the NPPF), other material planning considerations including the NPPF, and imposed statutory duties and responsibilities. The proposal is consequently considered to represent a sustainable form of development, where there exists a presumption in favour of such development in accordance with paragraph 14 of the NPPF and Policy FC1 of the Core Strategy Focused Review.

This presumption in favour of sustainable development is further reinforced by

advice relating to decision-taking in the NPPF. Paragraph 186 of the Framework requires Local Planning Authorities to "*approach decision taking in a positive way to foster the delivery of sustainable development*". Paragraph 187 states that Local Planning Authorities "*should look for solutions rather than problems, and decision takers at every level should seek to approve applications for sustainable development where possible*".

In the absence of any justifiable or demonstrable material consideration indicating otherwise, it is considered that the proposals are therefore acceptable in planning terms and a positive recommendation to Members is given below.

RECOMMENDATION

- (1) That the Planning Lead - Growth and Sustainable Planning be authorised to secure a planning obligation under Section 106 of the Town and Country Planning Act, 1990, to provide:-
 - Travel Plan details and provision, as agreed with SCC;
- (2) That, subject to the completion of the Planning Obligation in Resolution (1) above, the Planning Lead - Growth and Sustainable Planning be authorised to grant Outline Planning Permission subject to conditions including:-

General

- Time limit for reserved matters (standard)
- Definition of reserved matters
- Approved plans; red-lined SLP and masterplan (only in so far as relating to access)
- Development to be completed in accordance with ecology details

Prior to commencement/installation (where relevant)

- External lighting/illumination details
- Archaeology WSI/Assessment
- Surface water drainage details
- Tree protection details
- Landscape management plan
- Fire hydrant provision details
- Construction management plan

Concurrently with Reserved Matters

- Phasing details (inc. trigger points for each successive phase)
- Proposed levels and finished floor levels details
- External facing materials details
- Energy efficiency details
- Hard landscaping scheme (inc. boundary treatments and screen/fencing details)
- Soft landscaping scheme

Highways

- Details of accesses, including gradient and surfacing
- Surface water discharge prevention details
- Estate roads and footpaths details and implementation requirements
- Visibility Splays
- Off road cycle improvements
- Signage
- Details of parking and turning
- External Lighting
- Cycle Parking

Philip Isbell
Professional Lead - Growth & Sustainable Planning

Gemma Pannell
Planning Officer

APPENDIX A - PLANNING POLICIES

1. Mid Suffolk Core Strategy Development Plan Document and the Core Strategy Focused Review

- Cor1** - CS1 Settlement Hierarchy
- Cor2** - CS2 Development in the Countryside & Countryside Villages
- Cor3** - CS3 Reduce Contributions to Climate Change
- Cor4** - CS4 Adapting to Climate Change
- Cor5** - CS5 Mid Suffolks Environment
- CSFR-FC1** - PRESUMPTION IN FAVOUR OF SUSTAINABLE DEVELOPMENT
- CSFR-FC1.1** - MID SUFFOLK APPROACH TO DELIVERING SUSTAINABLE DEVELOPMENT
- CSFR-FC3** - SUPPLY OF EMPLOYMENT LAND

2. Mid Suffolk Local Plan

- GP1** - DESIGN AND LAYOUT OF DEVELOPMENT
- CL9** - RECOGNISED WILDLIFE AREAS
- CL8** - PROTECTING WILDLIFE HABITATS
- H17** - KEEPING RESIDENTIAL DEVELOPMENT AWAY FROM POLLUTION
- SB2** - DEVELOPMENT APPROPRIATE TO ITS SETTING
- CL11** - RETAINING HIGH QUALITY AGRICULTURAL LAND
- E3** - WAREHOUSING, STORAGE AND DISTRIBUTION, AND HAULAGE DEPOTS
- E4** - PROTECTING EXISTING INDUSTRIAL/BUSINESS AREAS
- E6** - RETENTION OF INDIVIDUAL INDUSTRIAL AND COMMERCIAL SITES
- E9** - LOCATION OF NEW BUSINESSES
- E10** - NEW INDUSTRIAL AND COMMERCIAL DEVELOPMENT IN THE COUNTRYSIDE
- E12** - GENERAL PRINCIPLES FOR LOCATION, DESIGN AND LAYOUT
- T9** - PARKING STANDARDS
- T10** - HIGHWAY CONSIDERATIONS IN DEVELOPMENT
- T11** - FACILITIES FOR PEDESTRIANS AND CYCLISTS
- T12** - DESIGNING FOR PEOPLE WITH DISABILITIES
- T13** - BUS SERVICES

3. Planning Policy Statements, Circulars & Other policy

NPPF - National Planning Policy Framework

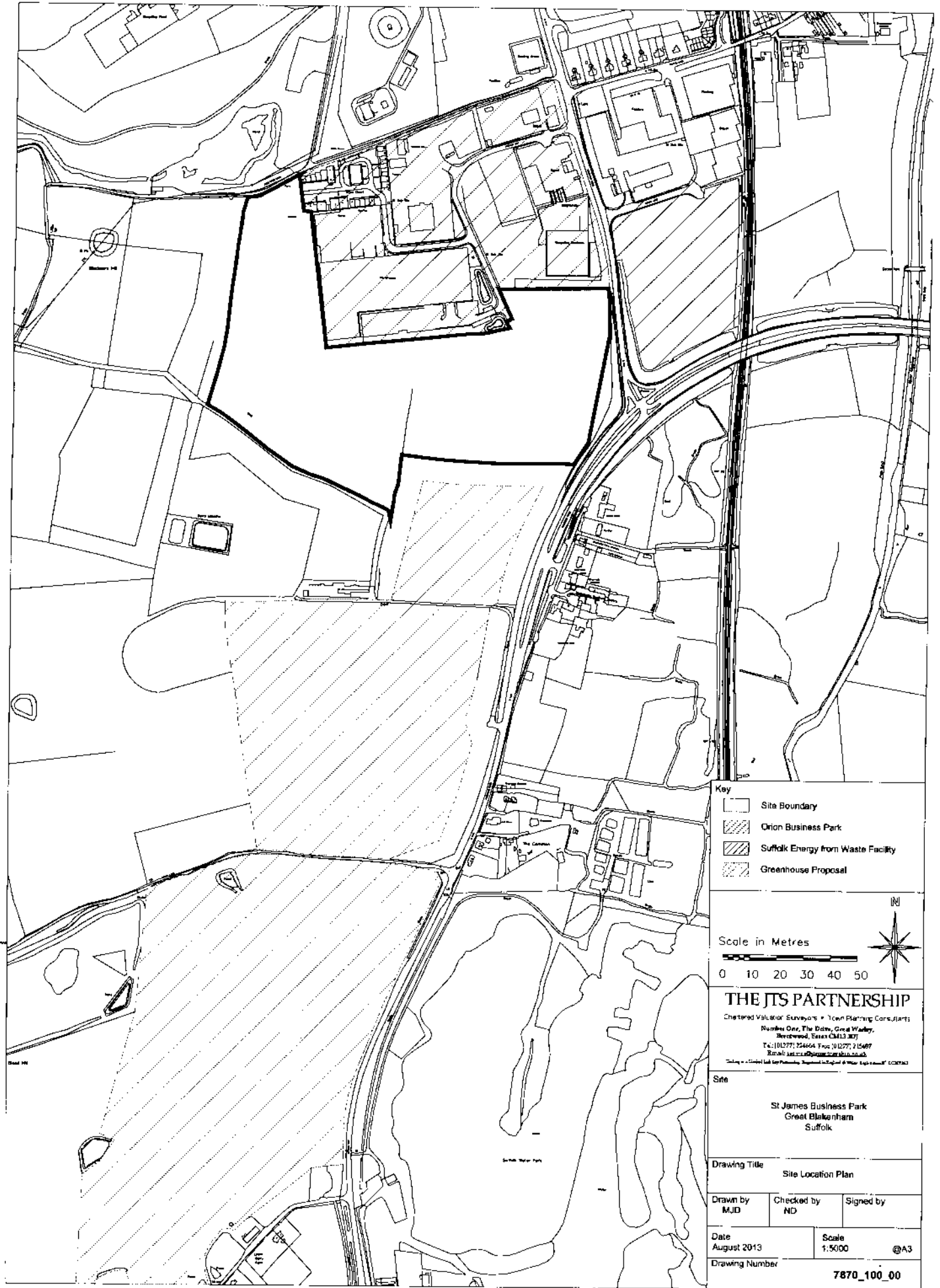
APPENDIX B - NEIGHBOUR REPRESENTATIONS

Letter(s) of representation(s) have been received from a total of **3** interested party(ies).

The following people **objected** to the application

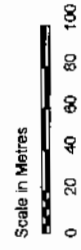
The following people **supported** the application:

The following people **commented** on the application:





Notes



REVISIONS

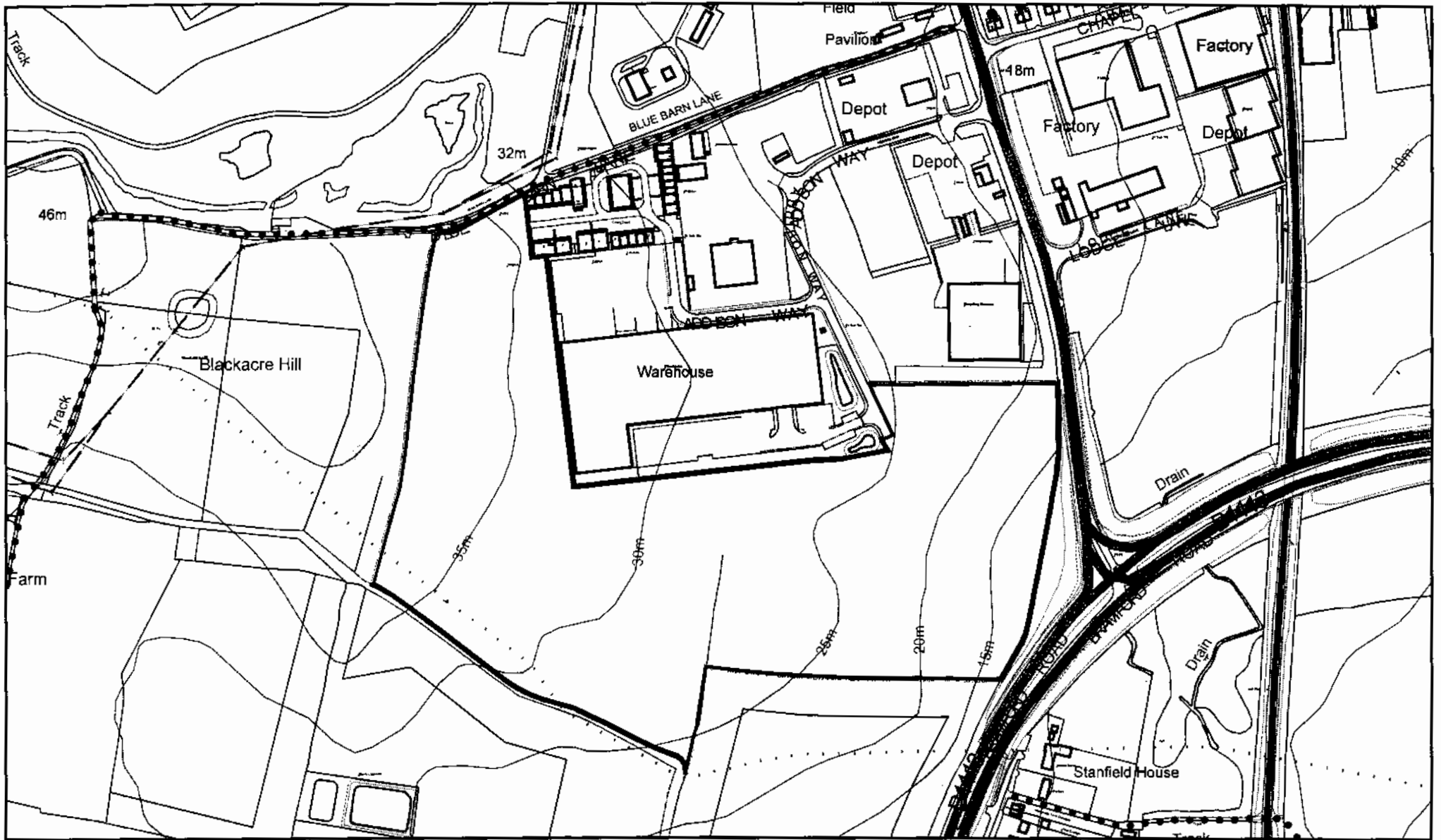
REV DATE BY DESCRIPTION

THE JTS PARTNERSHIP
 Chartered Valuation Surveyors • Town Planning Consultants
 Number One, The Dimes, Great Malvern,
 Bromwich Road, Leominster, Herefordshire, Hereford, Herefordshire, LE15 1JG
 Tel: (01527) 224664 Fax: (01527) 225469
 Email: enquiries@jtspartnership.co.uk
 Website: www.jtspartnership.co.uk

Site
 St James' Business Park
 Great Blakenham
 Suffolk

Drawing Title
 Site Location Plan

Drawn by MJD	Checked by ND	Purpose of Issue PLANNING
Date May 2016	Scale 1:2500	Revision 00
Job Number 7870	Drawing Number 101	Revision 00



2351/16 Constraints Map 1
 Con AreaLBs TPOs Footpaths



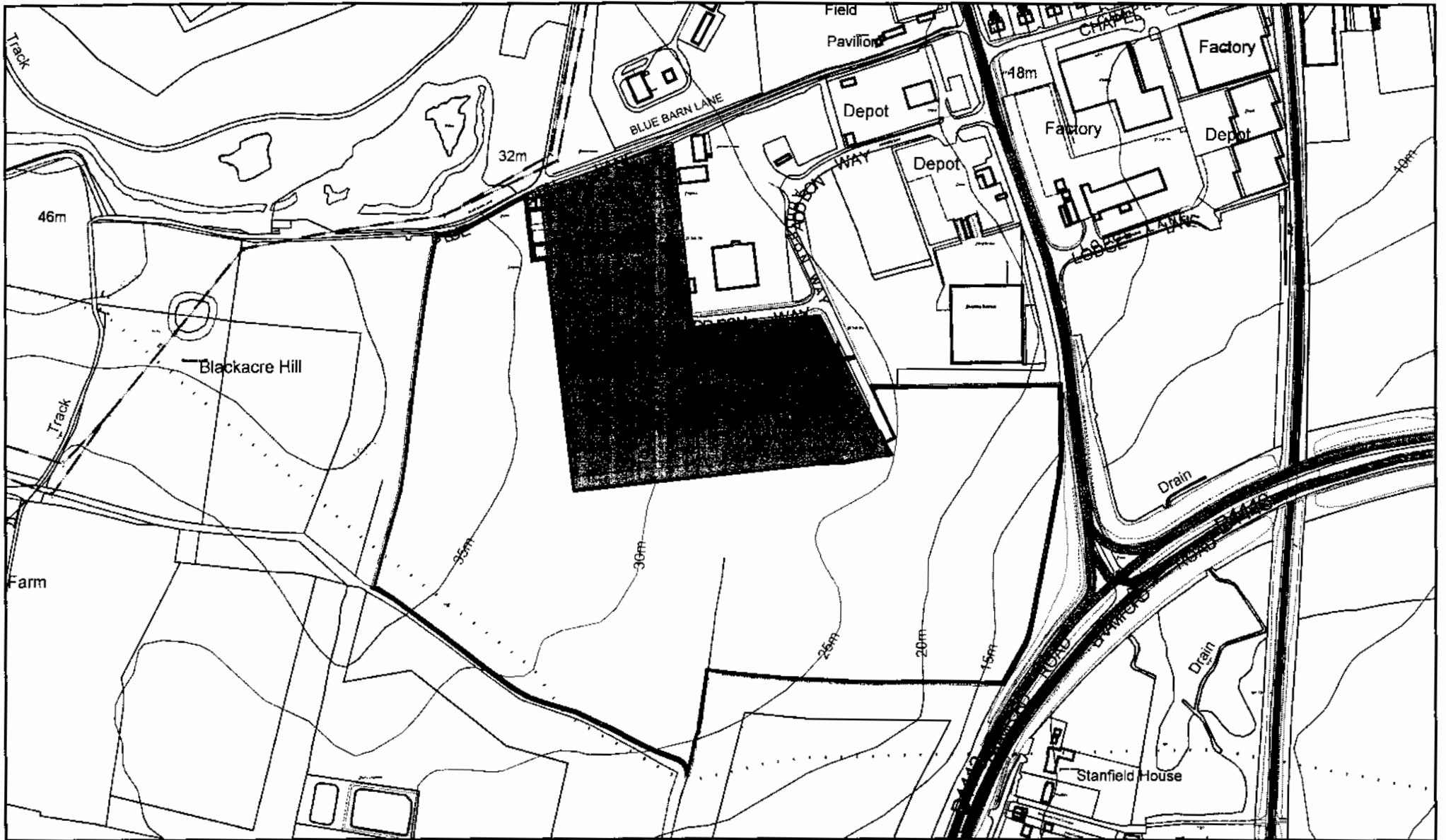
MID SUFFOLK DISTRICT COUNCIL
 131, High Street, Needham Market, IP6 8DL
 Telephone : 01449 724500
 email: customerservice@csduk.com
 www.midsuffolk.gov.uk



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2351/16 Constraints Map 3

Archaeology



MID SUFFOLK DISTRICT COUNCIL

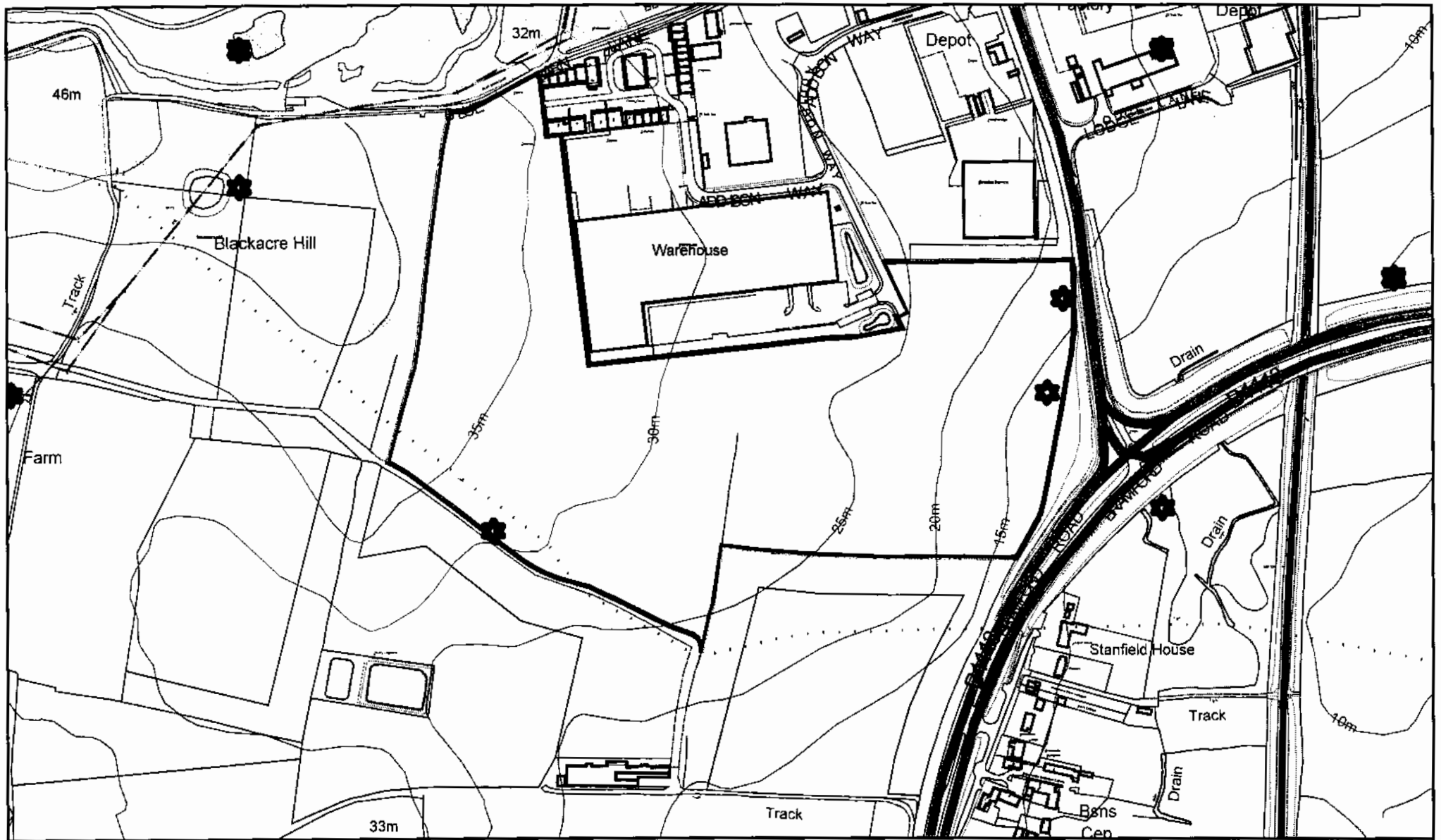
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2351/16 Constraints Map 4

Ecology



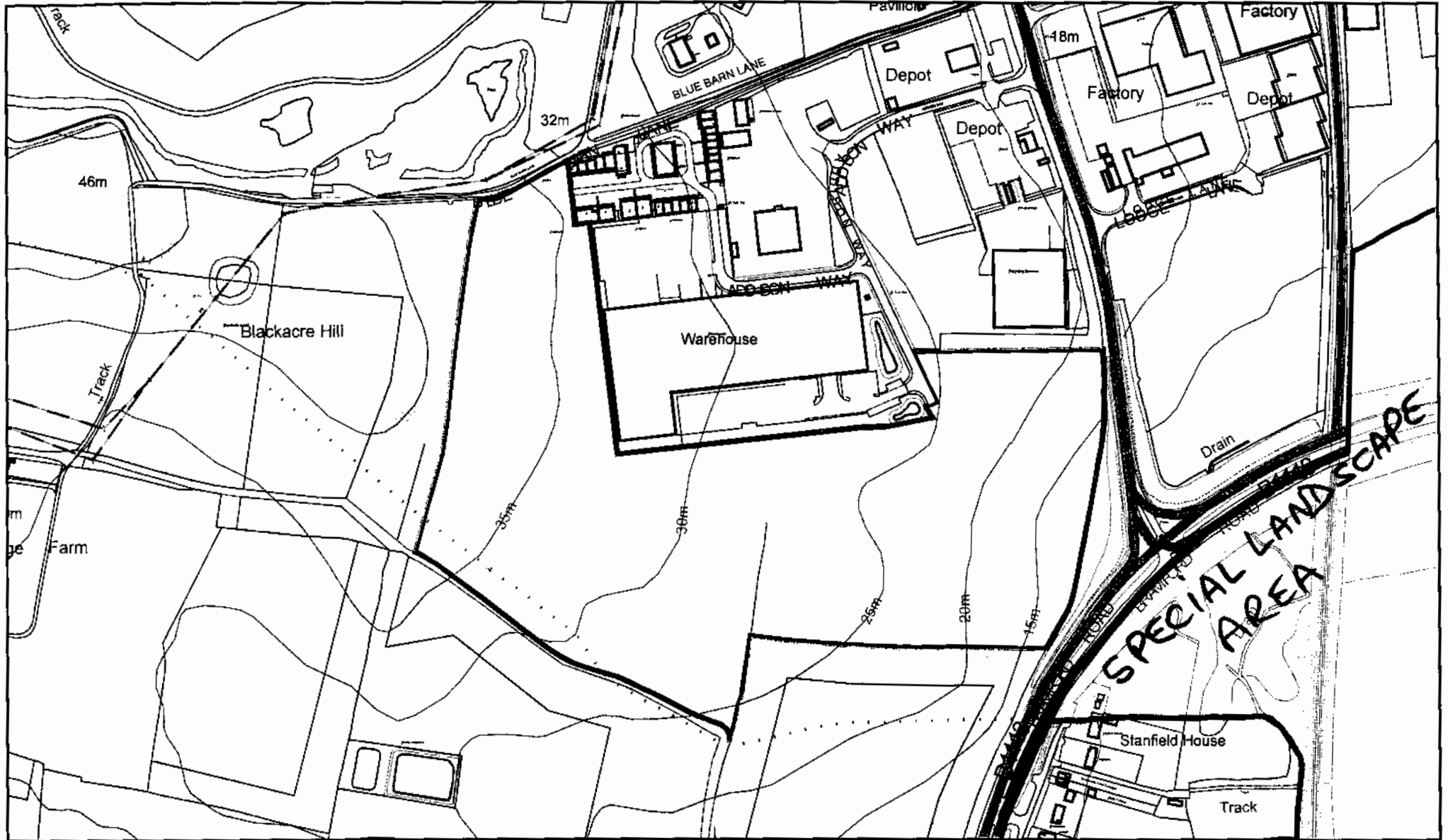
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2351/16 Constraints Map 5
 Special Landscape Area Yellow



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barrefoot & gilles

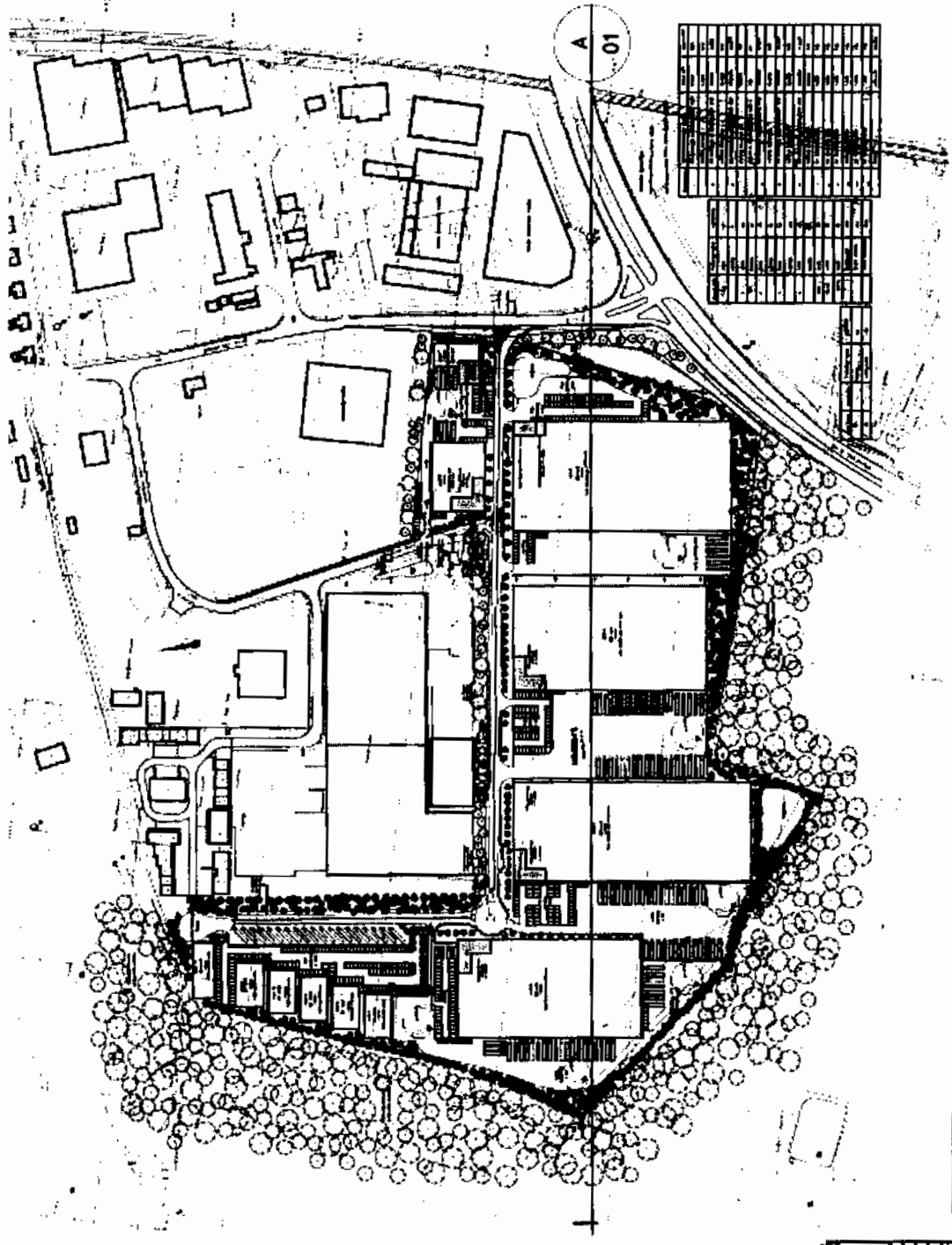
1000 10th St. N. Minneapolis, MN 55412
 612-338-1111
 www.barrefoot.com

DATE: 10/10/00
 DRAWN BY: J. GILLES
 CHECKED BY: J. GILLES
 PROJECT: 1000 10th St. N. Minneapolis, MN 55412

PROJECT NO. 1000 10th St. N. Minneapolis, MN 55412
 SHEET NO. 1000 10th St. N. Minneapolis, MN 55412

PHYSICALITY STUDY

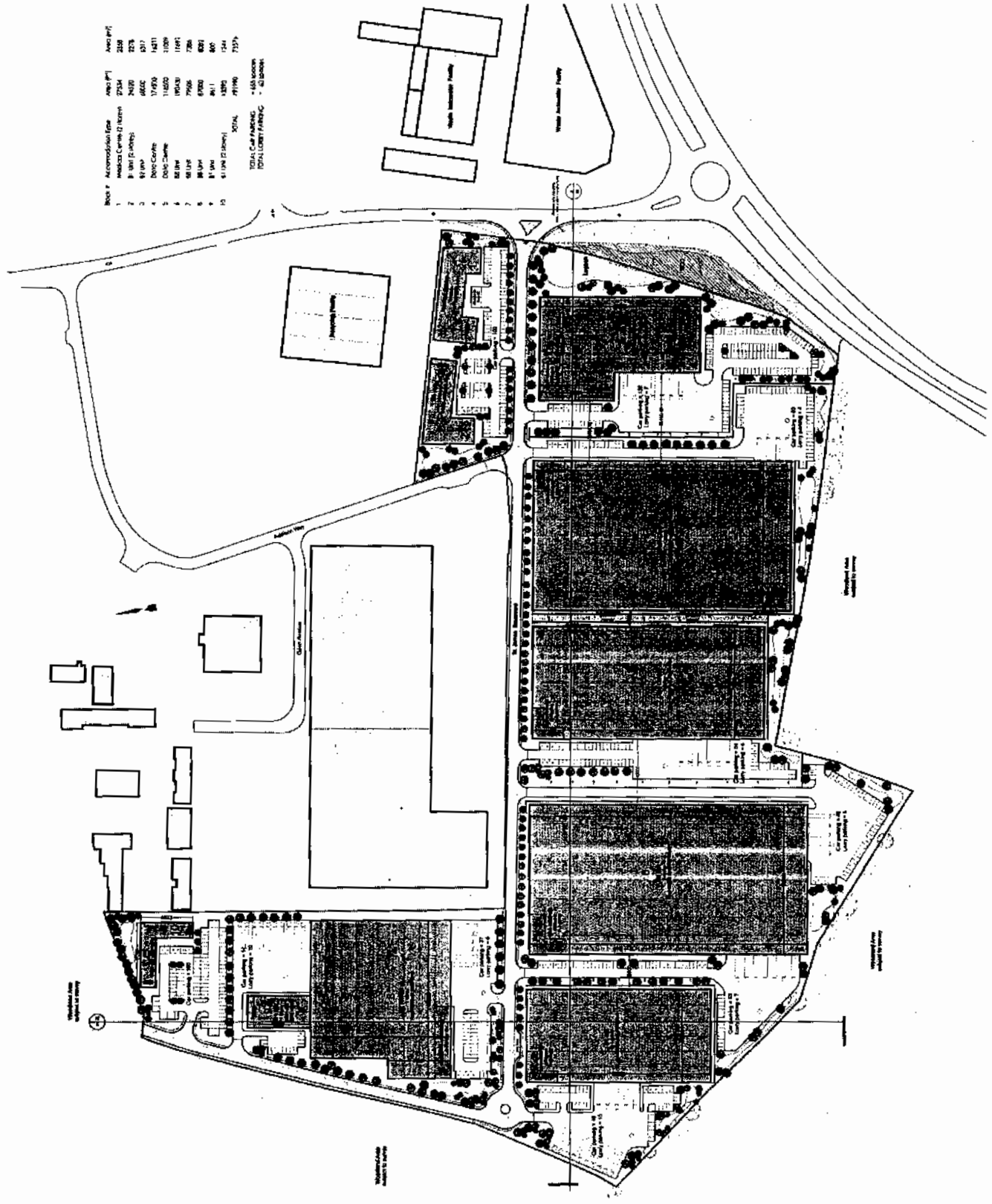
NO.	DESCRIPTION	DATE
1	PHYSICALITY STUDY	10/10/00



DATE: 11/16/2010
 PROJECT: 1923 SKYWAY
 DRAWN BY: [Name]
 CHECKED BY: [Name]
 SCALE: 1/8" = 1'-0"

Block #	Accommodation Type	Area (sq ft)
1	Hotel (200 Rooms)	225,000
2	Hotel (200 Rooms)	225,000
3	Hotel (200 Rooms)	225,000
4	Hotel (200 Rooms)	225,000
5	Hotel (200 Rooms)	225,000
6	Hotel (200 Rooms)	225,000
7	Hotel (200 Rooms)	225,000
8	Hotel (200 Rooms)	225,000
9	Hotel (200 Rooms)	225,000
10	Hotel (200 Rooms)	225,000
TOTAL		2,250,000

TOTAL CAR PARKING: 400 spaces
 TOTAL LOBBY PARKING: 40 spaces



barefoot & gilles

11111 1st Avenue, Suite 100
 San Francisco, CA 94103
 Tel: 415.774.1111
 Fax: 415.774.1111
 www.barefootandgilles.com

Client: [Name]
 Project: 1923 SKYWAY
 Date: 11/16/2010

Scale: 1/8" = 1'-0"

Project: 1923 SKYWAY
 Phase: FEASIBILITY STUDY

Application Comments for 2351/16

CLAYDON & WHITTON PARISH COUNCIL

Application Summary

Application Number: 2351/16

Address: Land At Blackacre Hill, Bramford Road, Great Blakenham

Proposal: Application for outline planning permission (including access, all other matters reserved) for development of business and logistics park to provide commercial floorspace principally within Use Classes B1 and B8, to include access onto the B1113 Bramford Road and a secondary means of access via Addison Way, together with the provision of estate roads and ancillary parking, servicing and landscaping.

Case Officer: Gemma Pannell

Customer Details

Name: Mrs Suzanne Eagle

Address: 7 Leicester Close, Ipswich IP2 9EX

Comment Details

Commenter Type: Objector

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: As agreed with MSDC planning department on the permission granted to the SnOasis development, this is the time for this applicant to pay for the cost of a roundabout at the junction of Bramford Road, Great Blakenham and the B1113. The movement at this junction of many more HGVs make this even more imperative than the SnOasis development. It is also necessary that there be another lane created at the approach of the B1113 to junction 52 of the A14. In the interests of safety another lane should be created to allow for vehicles turning left and right and straight ahead. During rush hours and at other busy times drivers use the turn left lane to enter Claydon. This is already dangerous and will be exacerbated by this development.

It should be borne in mind that this road system is not only for Great Blakenham but for the whole of the highly populated Gipping Valley.

From: Parish Clerk Little Blakenham
 To: gemma.pannell@baberghmidsuffolk.gov.uk
 Subject: RE: Consultation on Planning Application 2351/16
 Date: Tue, 12 Jul 2016 08:27:32 +0000

Hello Gemma

I just tried to put comments on this application through the consultee comments facility on the MSDC website, but the application has gone, so I can't.

However, I can confirm that Little Blakenham Parish Council discussed this application at it's Meeting last night and agreed that they have no objections to the proposal.

Thank you

Janet

From: Gemma.Pannell@baberghmidsuffolk.gov.uk
 To: Parish Clerk Little Blakenham
 Subject: Consultation on Planning Application 2351/16
 Date: Wed, 8 Jun 2016 13:41:09 +0000

I can confirm that an extension of time until 12th July is acceptable.

Gemma Pannell MA, MRTPI

Senior Development Management Officer - Development Management
Babergh and Mid Suffolk District Councils - Working Together
 Tel: 01473 826653
 Email: gemma.pannell@baberghmidsuffolk.gov.uk
 Websites: www.babergh.gov.uk www.midsuffolk.gov.uk

***** Community Infrastructure Levy (CIL) charging started in Mid Suffolk and Babergh on 11th April 2016. See our websites for the latest information here: [CIL in Babergh](#) and [CIL in Mid Suffolk](#) ******



From: Parish Clerk Little Blakenham
 Sent: 08 June 2016 08:33
 To: Planning Admin
 Subject: RE: Consultation on Planning Application 2351/16

Hello

I'm emailing to see if it would be possible to have any extension to the deadline for our comments on this planning application, please. The next planned Parish Council Meeting is 11/7/16 and I would be able to put the Council's comments in straight after the Meeting.

Thank you

Janet Gobey
Clerk to Little Blakenham Parish Council

Emails sent to and from this organisation will be monitored in accordance with the law to ensure compliance with policies and to minimize any security risks. The information contained in this email or any of its attachments may be privileged or confidential and is intended for the exclusive use of the addressee. Any unauthorised use may be unlawful. If you receive this email by mistake, please advise the sender immediately by using the reply facility in your email software. Opinions, conclusions and other information in this email that do not relate to the official business of Babergh District Council and/or Mid Suffolk District Council shall be understood as neither given nor endorsed by Babergh District Council and/or Mid Suffolk District Council.

From: David Pizzey
Sent: 07 June 2016 10:58
To: Gemma Pannell
Cc: Planning Admin
Subject: 2351/16/OUT Land at Blackacre Hill, Great Blakenham.

Gemma

The only important trees likely to be affected by development at this location are situated around the perimeter of the site. Provided any development is kept a sufficient distance from them there is no reason why they could not be incorporated as part of any layout design without causing significant encroachment. When a final layout is agreed we will require details regarding appropriate protection measures during construction.

Regards

David

David Pizzey
Arboricultural Officer
Hadleigh office: 01473 826662
Needham Market office: 01449 724555
david.pizzey@baberghmidsuffolk.gov.uk
www.babergh.gov.uk and www.midsuffolk.gov.uk
Babergh and Mid Suffolk District Councils - Working Together

From: David Harrold
Sent: 17 June 2016 10:24
To: Planning Admin
Cc: Gemma Pannell
Subject: Plan Ref 2351/16/OUT Land at Blackacre Hill, Bramford Road, Great Blakenham. EH - Other Issues

Thank you for consulting me on the above outline application for B1 and B8 use.

I can confirm in respect of 'other' environmental health issues that I do not have any objection to the proposed development.

I would, however, wish to see more detail on any development in the south east boundary of the application site. This boundary is close to noise sensitive dwellings and may be affected by noise from night time activity such as loading/unloading and any refrigeration or air conditioning equipment.

I trust this is of assistance.

David Harrold MCIEH

Senior Environmental Health Officer
Babergh and Mid Suffolk Council

01449 724718

From: Nathan Pittam
Sent: 20 June 2016 11:35
To: Planning Admin
Subject: 2351/16/OUT. EH - Land Contamination.

M3 : 179491

2351/16/OUT. EH - Land Contamination.

**Land At Blackacre Hill, Bramford Road, Great Blakenham, IPSWICH, Suffolk.
Application for outline planning permission (including access, all other
matters reserved) for development of business and logistics park to provide
commercial floorspace principally within Use ...**

Many thanks for your request for comments in relation to the above application. I have reviewed the application and can confirm that I have no objection to the proposed development from the perspective of land contamination. I would only request that we are contacted in the event of unexpected ground conditions being encountered during construction and that the developer is made aware that the responsibility for the safe development of the site lies with them.

Regards

Nathan

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

Your Ref: MS/2351/16
 Our Ref: 570\CON\1824\16
 Date:
 Highways Enquiries to: christopher.fish@suffolk.gov.uk



All planning enquiries should be sent to the Local Planning Authority.
 Email: planningadmin@babberghmidsuffolk.gov.uk

The Planning Officer
 Mid Suffolk District Council
 Council Offices
 131 High Street
 Ipswich
 Suffolk
 IP6 8DL

For the Attention of: "[Click and type name]"

Dear "[Click and type name]" (or use Sir/Madam if no name)

TOWN AND COUNTRY PLANNING ACT 1990 - CONSULTATION RETURN MS/2351/16

PROPOSAL: Application for outline planning permission (including access, all other matters reserved) for development of business and logistics park to provide commercial floorspace principally within Use Classes B1 and B8, to include access onto the B1113 Bramford Road and a secondary means of access via Addison Way, together with the provision of estate roads and ancillary parking, servicing and landscaping

LOCATION: Land At Blackacre Hill, Bramford Road, Great Blakenham

ROAD CLASS:

Notice is hereby given that the County Council as Highway Authority does not object to the proposal subject to the conditions shown below and the completion of a S106 Planning Obligation including financial contributions shown below:

1 AL 2

Condition: No part of the development shall be commenced until details of the proposed accesses (including 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 with the B1113 shall be laid out and constructed in its entirety prior to any other part of the development taking place unless otherwise approved in writing by the local planning authority in consultation with Suffolk County Council as local highway authority.

Thereafter the access shall be retained in its approved form.

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

2 AL 6

Condition: The gradient of the vehicular access shall not be steeper than 1 in 40 for the first 30 metres measured from the nearside edge of the adjacent metalled carriageway.

Reason: To ensure that vehicles can enter and leave the public highway in a safe manner.

Endeavour House, 8 Russell Road, Ipswich, Suffolk IP1 2BX
www.suffolk.gov.uk

3 AL 8

Condition: Prior to the development hereby permitted being first occupied, the vehicular access onto the B1113 (Bramford Road) shall be properly surfaced with a bound material for a minimum distance of 30 metres from the edge of the metalled carriageway, in accordance with details previously submitted to and approved in writing by the local planning authority.

Reason: To secure appropriate improvements to the vehicular access in the interests of highway safety.

4 D 2

Condition: 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 and maintained thereafter in its approved form.

Reason: To prevent hazards caused by flowing water or ice on the highway. This is required prior to commencement to demonstrate that the design is feasible.

5 V 1

Condition: Before the access onto the B1113 Bramford Road is first used clear visibility at a height of 0.6 metres above the carriageway level shall be provided and thereafter permanently maintained in those areas between the nearside edge of the metalled carriageway and a line 8.2 metres from the nearside edge of the metalled carriageway at the centre line of the access point and a distance of 120 metres in the northerly direction along the edge of the metalled carriageway from the centre of the access and between the nearside edge of the metalled carriageway and a line 9.0 metres from the nearside edge of the metalled carriageway at the centre line of the access point and a distance of 120 metres in the southerly direction along the edge of the metalled carriageway from the centre of the access (as shown on Drawing No. Cottee Transport Planning Drawing No. 1633/17A (Transport Assessment Appendix I)).

Notwithstanding the provisions of Part 2 Class A of the Town & Country Planning (General Permitted Development) Order 1995 (or any Order revoking and re-enacting that Order with or without modification) no obstruction over 0.6 metres high shall be erected, constructed, planted or permitted to grow above that level within the areas of the visibility splays.

Reason: To ensure vehicles exiting the access road would have sufficient visibility to enter the public highway safely and vehicles on the public highway would have sufficient warning of a vehicle emerging in order to take avoiding action.

6 ER 1

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

Reason: To ensure that roads/footways/cycletracks are constructed to an acceptable standard in the interests of safety and sustainable development. This is required before development commences to ensure that HGVs are able to turn without encroaching upon individual plots or reversing onto highway at any time through the development of the site; to demonstrate that surface water will by design not flow onto public highway and that suitable access for pedestrians and cyclists is provided.

7 Condition:

Prior to commencement of the development full details of the proposed off road cycle improvements shown in Transport Assessment Appendix D (Cottee Transport Planning Drawing 1633/6) shall be submitted to and approved in writing by the local planning authority. The approved scheme shall be constructed before first occupation of any building on the site and thereafter maintained in that form unless otherwise agreed in writing by the local planning authority.

Reason: In the interests of highway safety and sustainable development by providing off carriageway pedestrian / cycle route to the site. The details must be approved before commencement to ensure delivery is feasible.

8 Condition:

Prior to the development hereby permitted being first occupied, advanced signage on Bramford Road, Addison Way and the new estate road shall be erected, in accordance with details previously submitted to and approved in writing by the local planning authority

Reason: In the interests of road safety by avoiding HGVs reversing and unnecessary manoeuvres at Addison Way/ Bramford road junction.

9 P 2

Condition: Before the development of any individual plot is commenced details of the areas associated with that plot to be provided for the [LOADING, UNLOADING,] manoeuvring and parking of vehicles including secure cycle storage shall be submitted to and approved in writing by the Local Planning Authority. The approved schemes shall be carried out in their entirety before the development is brought into use and shall be retained thereafter and used for no other purpose.

Reason: To ensure the provision and long term maintenance of adequate on-site space for the parking and manoeuvring of vehicles, where on-street parking and manoeuvring would be detrimental to highway safety. This is required before commencement of each unit to avoid the risk that inadequate areas are provided resulting in avoidable risks to users of the new road and public highway.

10 Condition:

Prior to commencement of each unit the following details shall be submitted to and agreed in writing with the local planning authority. The agreed works shall be carried out in their entirety before the development is first occupied: -

- external lighting
- secure and lit cycle parking
- parking for disabled motorists
- motorcycle parking
- electric vehicle charging apparatus and ducting for electricity supply for additional spaces
- showers, changing facilities and lockers

Reasons: In the interests of highway safety by avoiding disability or discomfort glare for users of the highway and to prevent light pollution and promoting sustainable transport choices. These are required before commencement to ensure that acceptable design is provided.

11 Condition

(Notwithstanding the provisions of the Town & Country Planning (General Permitted Development) Order 1995 (or any Order revoking and re-enacting that Order with or without modification) the number of car parking spaces on the site shall not exceed 547 unless otherwise approved in writing by the local planning authority.

Reason: To promote sustainable transport choices.

12 NOTE 02

Note 2: 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 must be contacted on Telephone: 01473 341414.

13 NOTE 12

Note: The existing street lighting system may be affected by this proposal.

The applicant must contact the Street Lighting Engineer of Suffolk County Council, telephone 01284 758859, in order to agree any necessary alterations/additions to be carried out at the expense of the developer.

14 NOTE 15

Note: 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.

S106 Obligations:

Endeavour House, 8 Russell Road, Ipswich, Suffolk IP1 2BX
www.suffolk.gov.uk

1. Traffic Regulation Order Contribution - £10,000 payable at least 8 months prior to the proposed opening of the new estate road access with the B1113.
2. Travel Plan including free shuttle bus during morning and evening peak hours serving the site, Great Blakenham and Claydon.
3. Travel Plan Evaluation and Support Contribution of £1,000 per annum from occupation of the first unit(s) that would trigger the requirement for a full travel plan, until five years after the final commercial unit is occupied to cover the cost of Suffolk County Council resource to fully engage with the travel plan process
4. Measures to prevent parking on the site access road in the vicinity of the new access
5. Footway cycle track improvements scheme on the west side of the B1113 Bramford Road north of Addison Way to form a contiguous off carriageway route to Gipping Road. To be provided prior to first occupation of any of the units.

Comment:

1. The Transport Assessment is generally acceptable.
2. The B1113 (Bramford Road) is a local access lorry route¹. The proposed access would restrict 'design' articulated HGVs from leaving the site and proceeding north through Great Blakenham. Likewise, it is not intended to facilitate the right turn manoeuvre from the B1113 to the site. This design discourages HGV trips through the village and should have the benefit of reducing delay southbound on the B1113. The minor disadvantage of preventing linked trips by HGVs between the new development and Orion Business Park is considered acceptable; such trips would have to reroute via the A14 junction 52 roundabout.
3. A Traffic Regulation Order is required in order to legally prohibit the above manoeuvres. The County Council will promote such a TRO provided that its costs in doing so are paid prior to commencement of construction of the access and as such require a contribution of £10,000 (any balance unspent to be returned) to be secured via a S106 Planning Obligation. A temporary TRO would be made pending the permanent TRO.
4. The proposed link road between Addison Way and the site Access for HGVs could physically limit the size of vehicle able to negotiate it with the use of vehicle restraint kerbs but the design shown in Appendix K to the Transport Assessment (TA) would need to be amended to facilitate fire tender use if such kerbs were used. Alternatively, normal kerbs could be used and a condition could be imposed prohibiting HGV use, which may provide flexibility. It is not a condition that the County Council considers necessary for safe access but it may be merited on other amenity grounds.
5. The Stage 1 Road Safety Audit and Designer's Response is considered acceptable.
6. It is considered that an additional length of footway cycletrack (approximately 345m) is warranted on the west side of Bramford Road from the proposed facility on Addison Way north towards Gipping Road so that pedestrians and cyclists don't have to cross Bramford Road twice ('minimise conflicts between traffic and cyclists or pedestrians' NPPF para. 35). There are a number of details, such as improvements to assist crossing Mason's site access, that may be needed.

Travel Plan

7. Comments have been reported directly to the applicant's transport consultant on the originally submitted Interim Travel Plan. The comments were of limited scope and we are considering a revised document. I hope to be able to recommend approval to it and will advise you further as soon as possible.
8. The requirement for a Travel Plan is supported by National Planning Policy Framework paragraph 32, which sets out that plans and decisions should take account of whether:
 - the opportunities for sustainable transport modes have been taken up depending on the nature and location of the site, to reduce the need for major transport infrastructure;
 - safe and suitable access to the site can be achieved for all people.

1

<https://www.suffolk.gov.uk/assets/suffolk.gov.uk/Environment%20and%20Transport/Roads%20and%20Pavements/Lorry%20Route%20Map.pdf>

- improvements can be undertaken within the transport network that cost effectively limit the significant impacts of the development.
9. Other relevant paragraphs include 34, 35, and 36.
 10. In addition, a good quality travel plan will also support Core Strategy Objectives SO3 and SO6 of the Mid Suffolk Core Strategy Development Plan Document (2008) and Core Strategy Focused Review (2012).
 11. Due to the travel plan needing to cover the full outline development we would require the implementation of the travel plan to be secured solely by Section 106 obligations. A planning condition will be insufficient due to the size and phasing of the development. We would require the following to be secured by Section 106 obligation:
 - Implementation of the interim travel plan
 - Travel Plan implementation and coordination from the on-site management company, to ensure all individual occupiers comply with the site-wide travel plan
 - Submission and approval of a Full Travel Plan to be implemented throughout the remainder of the phasing and for a minimum of five years after occupation of the final commercial unit
 12. The County Council will also require the payment of a Travel Plan Evaluation and Support Contribution. If the contribution is not paid Suffolk County Council may not be able to provide sufficient resource to assisting the ongoing implementation of the travel plan, which may result in the failure of the travel plan to mitigate the highway impact of this development. Further justification for the Travel Plan in relation to CIL can be provided on confirmation of how the travel plan will be secured.

Yours sincerely,

Mr Christopher Fish
Senior Highway Development Management Engineer
Strategic Development – Resource Management



The Archaeological Service

Resource Management
6 The Churchyard, Shire Hall
Bury St Edmunds
Suffolk
IP33 1RX

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

Enquiries to: Rachael Abraham
Direct Line: 01284 741232
Email: Rachael.abraham@suffolk.gov.uk
Web: <http://www.suffolk.gov.uk>

Our Ref: 2016_2351
Date: 15 June 2016

For the Attention of Gemma Pannell

Dear Mr Isbell

Planning Application 2351/16 – Land at Blackacre Hill, Bramford Road, Great Blakenham: Archaeology

This site lies in an area of archaeological interest recorded on the County Historic Environment Record and has good potential for the discovery of important unknown heritage assets of archaeological interest in view of its proximity to known remains and also given the landscape setting on the edge of the flood plain of the River Gipping that is topographically favourable for early occupation. A ring ditch, probably the remains of a Bronze Age barrow, is recorded by air photography within the proposed development area (HER no. BLG 001). Archaeological evaluation at this site has identified a corresponding ditch containing prehistoric pottery and therefore appears to verify this interpretation. As a result there is a high probability of encountering further prehistoric remains, including human burials, as this site. Neolithic, Iron Age and Roman features, and also medieval settlement remains have been defined by trenched evaluation and excavation immediately to the north of this site (BLG 017 and BLG 024). Two Roman ditches containing a large amount of pottery were also identified during recent archaeological investigations within the development area itself. As a result, there is high potential for the discovery of further below-ground heritage assets of archaeological importance within this site, and groundworks associated with the development have the potential to damage or destroy any archaeological remains which exist.

The evaluation report submitted with this application is currently in draft form. We have provided a number of comments on this document and would advise that this should not be accepted as a final version until a revised hard copy has been submitted to and approved by the County Historic Environment Record.

There are no grounds to consider refusal of permission in order to achieve preservation *in situ* of any important heritage assets. However, in accordance with the *National Planning Policy Framework* (Paragraph 141), any permission granted should be the subject of a

planning condition to record and advance understanding of the significance of any heritage asset before it is damaged or destroyed.

In this case the following two conditions would be appropriate:

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

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

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

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

REASON:

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

INFORMATIVE:

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

I would be pleased to offer guidance on the archaeological work required and, in our role as advisor to Mid Suffolk District Council, the Conservation Team of SCC Archaeological Service will, on request of the applicant, provide a specification for the archaeological work required at this site. In this case, an archaeological excavation will be required before any groundworks commence.

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

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

Yours sincerely,

Rachael Abraham
Senior Archaeological Officer



40
Historic England

EAST OF ENGLAND OFFICE

Ms Gemma Pannell
Babergh District Council
Corks Lane
Hadleigh
IPSWICH
IP7 6SJ

Direct Dial: 01223 582724

Our ref: P00513601

20 June 2016

Dear Ms Pannell

Arrangements for Handling Heritage Applications Direction 2015 & T&CP (Development Management Procedure) (England) Order 2015

**LAND AT BLACKACRE HILL, BRAMFORD ROAD, GREAT BLAKENHAM
Application No 2351/16**

Thank you for your letter of 3 June 2016 notifying Historic England of the application for listed building consent/planning permission relating to the above site. On the basis of the information provided, **we do not consider that it is necessary for this application to be notified to Historic England** under the relevant statutory provisions, details of which are enclosed.

If you consider that this application does fall within one of the relevant categories, or if there are other reasons for seeking the advice of Historic England, we would be grateful if you could explain your request. Please do not hesitate to telephone me if you would like to discuss this application or the notification procedures in general.

We will retain the application for four weeks from the date of this letter. Thereafter we will dispose of the papers if we do not hear from you.

Yours sincerely

Eilise McGuane

Assistant Inspector of Historic Buildings and Areas

E-mail: eilise.mcguane@historicengland.org.uk

Enclosure: List of applications requiring consultation with and notification to Historic England



24 BROOKLANDS AVENUE, CAMBRIDGE, CB2 8BU

Telephone 01223 582749
HistoricEngland.org.uk



Historic England is subject to the Freedom of Information Act, 2000 (FOIA) and Environmental Information Regulations 2004 (EIR). All information held by the organisation will be accessible in response to an information request, unless one of the exemptions in the FOIA or EIR applies.

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Ms Gemma Pannell
Mid Suffolk District Council
Planning Department
131, Council Offices High Street
Needham Market
Ipswich
IP6 8DL

Our ref: AE/2016/120518/01-L01
Your ref: 2351/16
Date: 17 June 2016

Dear Ms Pannell

**APPLICATION FOR OUTLINE PLANNING PERMISSION (INCLUDING ACCESS, ALL OTHER MATTERS RESERVED) FOR DEVELOPMENT OF BUSINESS AND LOGISTICS PARK TO PROVIDE COMMERCIAL FLOORSPACE PRINCIPALLY WITHIN USE CLASSES B1 AND B8, TO INCLUDE ACCESS ONTO THE B1113 BRAMFORD ROAD AND A SECONDARY MEANS OF ACCESS VIA ADDISON WAY, TOGETHER WITH THE PROVISION OF ESTATE ROADS AND ANCILLARY PARKING, SERVICING AND LANDSCAPING.
LAND AT BLACKACRE HILL, BRAMFORD ROAD, GREAT BLAKENHAM.**

Thank you for your letter referring to the above planning application which we received on 6 June 2016. We have no objection to the planning application as submitted. However, we have the following comments to make.

Waste

We have identified that the proposed development lies within close proximity to both permitted waste facilities and installations. These are detailed as follows:

- Less than 400 metres from the SITA waste to energy incinerator installation;
- Less than 335 metres from the Bolton Brothers Material Recycling Facility (MRF);
- Less than 525 metres from Masons landfill site together with Masons MRF and Claydon Skip Hire waste transfer station.

The above permitted sites are likely to generate noise, dust and/or odour from time to time even when operating in accordance with their environmental permits.

If you require further information in respect of these sites, please contact Darren Smith in our Environment Management Team on 02030 258367.

Tyneside House, Skinnerburn Road, Newcastle Business Park, Newcastle upon Tyne, NE4 7AR.
Customer services line: 03708 506 506
Email: enquiries@environment-agency.gov.uk
www.environment-agency.gov.uk



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Foul Drainage

We note that there is no intention to connect direct to the public foul sewerage system. However, there is the intention to connect to the private system in Addison Way, to the north of the application site. As there is no permitted sewerage treatment plant in the vicinity, we presume that the Addison Way sewer discharges to the public foul sewer at some point. We anticipate that the sewage from this development will be treated at an existing treatment works. This may require an upgrade of the existing sewers and/or treatment works. We would not support the use of a sewerage treatment plant serving this development alone.

Any high risk pollution areas must be adequately protected to prevent pollution of either ground or surface waters from spillages or vehicle activity. We support the use of SUDS for surface water disposal.

If you have any questions in respect of the above, please do not hesitate to contact me.

Yours sincerely

Louise Tait
Senior Planning Advisor

Direct dial 0191 203 4284
Direct e-mail louise.tait@environment-agency.gov.uk

Tyneside House, Skinnerburn Road, Newcastle Business Park, Newcastle upon Tyne, NE4 7AR.
Customer services line: 03708 506 506
Email: enquiries@environment-agency.gov.uk
www.environment-agency.gov.uk



Phil Watson Senior Landscape Officer

Natural Environment Team

Endeavour House (B2 F5 47)
Russell Road
IPSWICH

IP1 2BX
Suffolk
Tel: 01473 264777
Fax: 01473 216889
Email: phil.watson@suffolk.gov.uk

Web: <http://www.suffolk.gov.uk>

Your Ref: 2351/16
Our Ref:
Date: 06/07/2016

DISCLAIMER: This information has been produced by Suffolk County Council's Natural Environment Team on behalf of Mid Suffolk District Council, at their request. However, the views and conclusions contained within this report are those of the officers providing the advice and are not to be taken as those of Suffolk County Council.

Ms Gemma Pannell
Planning Dept
Mid Suffolk District Council
131 High St
Needham Market
Suffolk
IP6 8DL

Dear Gemma,

Proposal: Application for outline planning permission (including access, all other matters reserved) for development of business and logistics park to provide commercial floorspace principally within Use Classes B1 and B8, to include access onto the B1113 Bramford Road and a secondary means of access via Addison Way, together with the provision of estate roads and ancillary parking, servicing and landscaping.

Location: Land At Blackacre Hill, Bramford Road, Great Blakenham

Based on the information provided by the applicant and site visits carried out on 28th November 2013 and on the 28th June 2016 I offer the following comments.

The information provided by the applicant

The applicant has provided a sufficient assessment of the likely landscape and visual impacts of the proposal. Although the initial assessment prepared is somewhat superficial it has been supported by a more robust appraisal prepared at a slightly later date.

The site and landscape

The site is adjacent to the existing business park on the edge of open countryside. The levels across the whole site appear to have been significantly modified as a result of construction on the adjoining land. However, the land generally slopes from west to east. At the eastern end is the steepest slope down to the road and a medium sized body of water, on land just outside the red line of this proposal.

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The site is bounded to the south and west by mature and robust belts of trees and there is a notable line of mature elm trees along the south-eastern boundary of the site that make a significant contribution to the landscape. There is also one hedgerow within the site running from north to south.

The site is covered in a mixture of rough grassland bare ground and scrub.

Proposed Landscape Planting and Mitigation

The applicant has provided a highly indicative drawing 1823SK10-04-J showing proposed tree planting. However this information does not clearly demonstrate what is likely to be practicable in terms of planting and landscaping given the likely constraints and issues associated with developing the site. It is also notable that colour choice for the buildings, in conjunction with the planting, is given significant emphasis in the application material as mitigation for the landscape and visual the impacts of the proposal.

Therefore in order to effectively secure and agree the details of the landscaping scheme I suggest two conditions are required. Firstly, prior to commencement, an effective landscape masterplan provide a robust outline scheme of both hard and soft landscaping, including the landform and planting of the SuDs features. This masterplan should also include details of the planting palette proposed.

On the basis of the agreed masterplan detailed schemes of hard and soft landscaping can be agreed for each phase of the development as it comes forward.

Alternatively, to eliminate the need for a pre-commencement condition, the applicant may wish to produce a landscape masterplan prior to determination. This would then form the basis of the first landscaping condition, on which subsequent detailed schemes for each part of the development would be based.

Recommendations

The proposal is acceptable in landscape terms subject to the following conditions;

I suggest that the Landscape Masterplan be secured prior to commencement to ensure that the scheme is robust deliverable and acceptable. This is to ensure that the LPA can be confident that the proposal is likely to reasonably mitigate the wider landscape and visual effects of the development.

Subsequent conditions will be based on this masterplan to provide the full detail of design, materials, detailed layout as well as hard and soft landscaping for each phase of the development. The masterplan is intended to ensure continuity of design between each phase of the development.

PRIOR TO COMMENCEMENT: HARD AND SOFT LANDSCAPING MASTERPLAN

A landscaping masterplan to include;

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- a) Layout and arrangement of soft landscaping, proposed range species of trees shrubs and other planting and seeding, to also include proposed planting and seeding of SuDs attenuation features and the location of any ecological mitigation and enhancement features.
- b) Layout and arrangement of hard landscaping, including outline information of the materials palette and design principles to be adopted and the lighting arrangements for the site as a whole.

Subsequent to submission and agreement in writing by the LPA to the Masterplan I suggest the the following will be required for each phase of development;

CONCURRENT WITH RESERVED MATTERS: DETAILED DESIGN MATERIALS AND LAYOUT

Concurrent with the submission of the Reserved Matters application(s), in any development area or phase details of design and materials in accordance with agreed Landscape Masterplan 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), movement patterns, lighting, outdoor spaces, security principles and waste bin storage arrangements. Samples 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.

PRIOR TO CONSTRUCTION OF ANY BUILDING ABOVE SLAB LEVEL: SOFT LANDSCAPING

No development of any building above slab level will take place within a development area or phase, until there has been submitted to and approved in writing by the Local Planning Authority, in accordance with agreed Landscape Masterplan 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, weed control protection and maintenance covering a period of a minimum 10 years as well as any tree works to be undertaken during the course of the development.

Any planting removed, dying or becoming seriously damaged or diseased within ten years of planting shall be replaced within the first available planting season thereafter (on a 1:1 basis for the first five years and at the discretion of the LPA for the second five years) with planting of similar size and species unless the Local Planning Authority gives written consent for any variation

The agreed scheme shall be implemented in full.

PRIOR TO CONSTRUCTION OF ANY BUILDING ABOVE SLAB LEVEL: HARD LANDSCAPING

No development of any building above slab level will take place in area or phase, until full details of a hard landscaping scheme for that area/phase, in accordance with agreed Landscape Masterplan 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 circulation areas; hard surfacing materials; minor artefacts and structures (for example furniture, play areas and equipment, 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). The agreed scheme shall be implemented in full.

PRIOR TO FIRST USE OR OCCUPATION: EXTERNAL LIGHTING

Neither occupation nor use of any building will take place in any area or phase of the development unless details of a scheme of external lighting for that area or phase have first been submitted to, and approved in writing by, the Local Planning Authority. The scheme shall show how and where external 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), so that it can be;

- a) 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 or LED.
- b) Clearly demonstrated that the boundary vegetation to be retained, as well as that to be planted, will not be lit in such a way as to disturb or prevent bats using their territory or having access to their breeding sites and resting places or foraging areas, through the use of minimum levels of lighting and features such as full cut off cowls or LED.

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. Under no circumstances should any other external lighting be installed without prior consent from the Local Planning Authority.

In addition I suggest the following although this is a matter for Mr David Pizzey the Arboricultural Officer;

A scheme of tree protection should be secured prior to commencement in order to protect trees and hedgerows to be retained prior the commencement of any site works.

PRIOR TO COMMENCEMENT: TREE PROTECTION

Any trees, shrubs and hedgerows within, or at the boundary of, the development area or phase, 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. 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

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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.

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.

Reasons

I have made these recommendations in order to reasonably minimise the landscape and visual impacts of the proposal have particular regard for Policy CS5.

Yours sincerely

Phil Watson

Senior Landscape Officer

From: Iain Farquharson
Sent: 08 July 2016 15:45
To: Planning Admin
Subject: 2351/16 Land at Blackacre Hill - sustainability consultation response

Our Ref M3 179494

RE: Revised BREEAM ratings and Sustainability Report June 2016 (Rev A).

The revised report is acceptable to this department and the recommendation is for approval on the understanding the following conditions will be applied:

In order to ensure conservation of energy, water and other resources and encourage sustainable construction techniques and use of sustainable materials, each building is to be assessed against the latest BREEAM new construction standard and 'very good' level achieved with a minimum of 8 credits within section ENE1. Assessment and final certification is to be obtained for each building before first occupation of that building.

Each building is to incorporate renewable energy technology in order to provide at least 10% of the predicted energy requirements. Demonstration that suitable technologies have been considered and any reasons for their exclusion as well as calculations demonstrating that 10% of the energy requirement for the building has been met from the selected renewable technology.

The applicant commits in writing, to this authority, to minimising construction site pollutants with the adoption of a suitable set of best practice guidelines such as *Control of Dust from Construction and Demolition Activities – BRE* or similar.

The applicant commits in writing, to this authority, to minimising construction site pollutants with respect to water (ground & surface) with the adoption of a suitable set of guidelines.

Details of the construction on site commitments is to be communicated to staff on site at induction with reminders at regular intervals throughout the build.

Iain Farquharson

Environmental Management Officer
Babergh Mid Suffolk Council

☎ 01449 724878

✉ iain.farquharson@baberghmidsuffolk.gov.uk

From: Thirtle Alex [mailto:aThirtle@anglianwater.co.uk]
Sent: 08 June 2016 09:07
To: Planning Admin
Subject: RE: Consultation on Planning Application 2351/16

Dear Sir or Madam,

The developer is not proposing to connect with any of Anglian Water's assets. As such, we have no comments to make regarding this planning application.

Kind regards,

Alex Thirtle

Growth Planning Advisor

Anglian Water Services Limited

Tel Office: 0345 0265 458

Thorpe Wood House, Thorpe Wood, Peterborough, PE3 6WT

www.anglianwater.co.uk - www.anglianwater.co.uk/developers/growth-and-planning-faqs.aspx

Consultee Comments for application 2351/16

Application Summary

Application Number: 2351/16

Address: Land At Blackacre Hill, Bramford Road, Great Blakenham

Proposal: Application for outline planning permission (including access, all other matters reserved) for development of business and logistics park to provide commercial floorspace principally within Use Classes B1 and B8, to include access onto the B1113 Bramford Road and a secondary means of access via Addison Way, together with the provision of estate roads and ancillary parking, servicing and landscaping.

Case Officer: Gemma Pannell

Consultee Details

Name: Mr Robert Boardman (Stowmarket Ramblers)

Address: 8 Gardeners Walk, Elmswell, Bury St Edmunds IP30 9ET

Email: bob@gardeners8.plus.com

On Behalf Of: Ramblers Association - Bob Boardman (temp cover)

Comments

I have viewed these plans and do not have any comments or observations to make.



Consultation Response

1	Application Number	2351/16	
2	Date of Response	20/6/2016	
3	Responding Officer	Name:	Dawn Easter
		Job Title:	Economic Development Officer
		Responding on behalf of...	Economic Strategy
4	Recommendation (please delete those N/A) Note: This section must be completed before the response is sent. The recommendation should be based on the information submitted with the application.	No objection	
5	Discussion Please outline the reasons/rationale behind how you have formed the recommendation. Please refer to any guidance, policy or material considerations that have informed your recommendation.	<p>Whilst this land has not been formally allocated for employment, it is a natural extension to the existing industrial estate around Addison Way. Its close proximity to the A14 at junction 52 makes it attractive to businesses that rely on access to the Port of Felixstowe and the Midlands via the A14. The current junction configuration of Bramford Road to the B1113 means that traffic is directed with a left turn only and minimises the traffic impact on Bramford and Sproughton.</p> <p>I support the mix of B1 and B8 uses and the jobs that the new buildings will bring to the area. These jobs, estimated to be around 600, will support economic growth in both the Mid Suffolk District and Ipswich Policy Area and compliment recent and planned housing growth nearby.</p>	
6	Amendments, Clarification or Additional Information Required (if holding objection) If concerns are raised, can they be overcome with changes? Please ensure any requests are proportionate		
7	Recommended conditions		

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

From: RM PROW Planning
Sent: 29 June 2016 10:43
To: Planning Admin
Cc: Christopher Fish
Subject: RE: Consultation on Planning Application 2351/16

Our Ref: W273/013/ROW367/16

For The Attention of: Gemma Pannell

Public Rights of Way Response

Thank you for your consultation concerning the above application.

Public footpath 13 is recorded adjacent to the proposed development area.

We have **no objection** to the proposed works.

Informative Notes: "Public Rights of Way Planning Application Response - Applicant Responsibility" attached.

Regards

Jennifer Green


Rights of Way and Access

Part Time - Office hours Wednesdays and Thursday

Resource Management, Suffolk County Council

Endeavour House (Floor 5, Block 1), 8 Russell Road, Ipswich, IP1 2BX

 (01473) 264266 |  PROWPlanning@suffolk.gov.uk |

 <http://publicrightsofway.onesuffolk.net/> | **Report A Public Right of Way Problem Here**

For great ideas on visiting Suffolk's countryside visit www.discoversuffolk.org.uk

From: planningadmin@midsuffolk.gov.uk [mailto:planningadmin@midsuffolk.gov.uk]

Sent: 03 June 2016 18:00

To: RM PROW Planning

Subject: Consultation on Planning Application 2351/16

Correspondence from MSDC Planning Services.

Location: Land At Blackacre Hill, Bramford Road, Great Blakenham

Proposal: Application for outline planning permission (including access, all other matters reserved) for development of business and logistics park to provide commercial floorspace principally within Use Classes B1 and B8, to include access onto the B1113 Bramford Road and a secondary means of access via Addison Way, together with the provision of estate roads and ancillary parking, servicing and landscaping.

We have received an application on which we would like you to comment. A consultation letter is attached. To view details of the planning application online please click [here](#)

We request your comments regarding this application and these should reach us

within 21 days. Please make these online when viewing the application.

The planning policies that appear to be relevant to this case are GP1, NPPF, CL9, CL8, H17, HB13, C01/03, which can

be found in detail in the Mid Suffolk Local Plan.

We look forward to receiving your comments.

Emails sent to and from this organisation will be monitored in accordance with the law to ensure compliance with policies and to minimize any security risks. The information contained in this email or any of its attachments may be privileged or confidential and is intended for the exclusive use of the addressee. Any unauthorised use may be unlawful. If you receive this email by mistake, please advise the sender immediately by using the reply facility in your email software. Opinions, conclusions and other information in this email that do not relate to the official business of Mid Suffolk District Council shall be understood as neither given nor endorsed by Mid Suffolk District Council.

From: Denis Cooper
Sent: 19 July 2016 09:41
To: Planning Admin
Cc: Richard Wigzell; MMJHembry; Steven Halls; Simon Curl
Subject: FW: Planning Application 2351/16 Land At Blackacre Hill, Bramford Road, Great Blakenham

Comments on Surface water Drainage and Local flooding from Suffolk County Council(SCC) Floods and Water team.

Following recent additional ground investigations, I have received the attached documents from the applicant's consultant i.e.

An addendum to the Flood Risk Assessment and 2 sets of revised Indicative / Preliminary Drainage design calculations.

I would advise that, if these are formally submitted as part of the planning application, then they would provide sufficient reassurance for us to withdraw our holding objection to this outline application.

However, to ensure flood risk is not worsened and protect against pollution of ground water or watercourses, I would advise a condition similar to the following should be attached to any permission:

"No development shall take place until details of a surface water drainage scheme for the site, based on sustainable drainage principles and an assessment of the hydrological and hydro geological context of the development, has been submitted to and approved in writing by the local planning authority. The details should demonstrate the surface water run-off generated up to and including the 100 years critical storm will not exceed the run-off from the undeveloped site following the corresponding rainfall event. The scheme shall subsequently be implemented in accordance with the approved details. Details include:

- a) Results of site specific infiltration tests which have been carried out in accordance with BRE Digest 365 (as amended)
- b) Demonstration that the run off rates shall not exceed the Greenfield run off rates.
- c) Demonstration that the volume of runoff will not exceed that of a Greenfield site
- d) Plan showing exceedance flow paths
- e) Phasing
- f) Maintenance and management scheme for the lifetime of the consented development, including the body / organisation responsible for the maintenance and management
- g) Measures to protect ground water or watercourses from pollution during all phases.
- h) An Asset Register identifying location, ownership and maintenance arrangements for each surface water drainage feature in a form compatible with Suffolk County Councils Asset Register"

Guidance on requirements including documentation required is available see link below.

[Guidance on Development and Flood risk](#)

SS

From: RM Floods Planning
Sent: 27 June 2016 12:38
To: Denis Cooper
Subject: FW: Consultation on Planning Application 2351/16

Steven Halls

Flood and Water Engineer
Flood and Water Management
Resource Management
Suffolk County Council
Endeavour House, 8 Russell Road, Ipswich, Suffolk. IP1 2BX

Tel: 01473 264430
Mobile: 07713093642
Email: steven.halls@suffolk.gov.uk

Regards

Denis Cooper
 Flood and Water Engineer
Flood and Water Management
 Resource Management
 Suffolk County Council

Tel: 01473 260907
 email: denis.cooper@suffolk.gov.uk

Useful Links
[SCC Guidance on Development and SW flood risk](#)

From: Denis Cooper
Sent: 28 June 2016 15:29
To: 'planningadmin@midsuffolk.gov.uk '
Cc: Steven Halls
Subject: Planning Application 2351/16 Land At Blackacre Hill, Bramford Road, Great Blakenham

Comments on Surface water Drainage and Local flooding from Suffolk County Council(SCC) Floods and Water team

A Flood risk Assessment(FRA) and indicative SW drainage strategy have been submitted. However SCC would advise these are currently inadequate for this outline application and do not demonstrate the spaces allocated for SuDS are sufficient. Consequences could be increased flood risk off the site or pollution of ground water.

The Ground Investigation report (Appendix B to the FRA) describes 4 trial pits, soakage tests and results. The FRA concluded surface water from the proposed site could be drained via infiltration – ie into the ground.

However the tests and results appear to be inappropriate. More, deeper tests/investigations are required. It is likely these results will mean the SUDS will need to be larger.

The submission titled "Appendix e?" on the website includes FRA Appendix F - the Indicative Drainage Strategy and Calculations.

The indicative proposal is to drain surface water (SW) from the West of the site to a 4m to 6m deep steep sided (part vertical sided gabions), "securely fenced" infiltration basin (7,500 cubic metres) and interlinked underground trench

soakaways (described as weeper or filter drains) 5m deep sited under parking areas.

The East part of the development is shown draining to a to a 3 m deep steep sided (part reinforced earth), "securely fenced" infiltration basin (1,700 cubic metres) basin and 1,100 cubic metre underground geocell tank. The relevant test pit (SA1 or TP1) was mainly in clay but with a band of gravel at the base. However the design assumed infiltration through the sides as well as the base of the tank. So the lagoon & tank appear to be under sized.

Details follow:

The test pits were only 3m deep whilst the proposed infiltration drainage is up to 5m deep. Soakaways should be sited well above chalk strata (which is expected to underlay the site) in order to reduce the risk of ground water pollution and potential for creating swallow holes. Chalk strata was not found in the 3m deep pits.

Only one of the tests was completed correctly in accordance with BRE365.

At two of the 3 incomplete test sites, the soakage rates are too low for soakage to be used.

There is confusion regarding test pit/soakage test locations/references/results shown on JMS and RSA plans and calculations, for example:

The soakage rate shown on drg IP16-065-03-01 for TP3 is 4×10^{-7} m/sec whereas the relevant test reference on RSA's location plan is SA2 with a soakage rate 6×10^{-6} m/s (22mm/Hr). The design calculations use the 22mm/Hr figure.

Normally infiltration basins need to be vegetated and carefully managed to prevent siltation and maintain permeability. This is normally achieved by limiting the depth of water and frequency of filling. SCC is not convinced the proposal can function in the long term. More information and design details are required.

The factor of safety applied to the soakage rates used for design was 3 whereas it should be 5 for catchment areas >1000 sq m when the consequences of failure are minor inconvenience. Flood paths for exceedance flows from the basins are indicated on the strategy plan towards Bramford Road.

The FRA did not consider ground water protection. Commercial areas/lorry parking are likely to require special provision.

The FRA should quote SCC's SUDS guide, CIRIAs SUDS manual etc.

I would advise additional / corrected information should be sought and incorporated in a revised FRA and GI report and possibly development masterplan before the application is determined (a holding objection) .

In any event I would advise a condition similar to the following should be attached to any permission..

No development shall take place until a surface water drainage scheme for the site, based on sustainable drainage principles and an assessment of the hydrological and hydro geological context of the development, has been submitted to and approved in writing by the local planning authority. The drainage strategy should demonstrate the surface water run-off generated up to and including the 100 years critical storm will not exceed the run-off from the undeveloped site following the corresponding rainfall event. The scheme shall subsequently be implemented in accordance with the approved details. The scheme shall also include:

- a) Results of site specific infiltration tests which have been carried out in accordance with BRE Digest 365 (as amended)
- b) Demonstration that the run off rates shall not exceed the Greenfield run off rates.
- d) Demonstration that the volume of runoff will not exceed that of a Greenfield site
- e) Plan showing exceedance flow paths
- f) Maintenance and management scheme for the lifetime of the consented development, including the body / organisation responsible for the maintenance and management
- j) An Asset Register identifying location, ownership and maintenance arrangements for each surface water drainage feature in a form compatible with Suffolk County Councils Asset Register

Guidance is available see link below.

Denis Cooper
Flood and Water Engineer
Flood and Water Management
Resource Management
Suffolk County Council

Tel: 01473 260907
email: denis.cooper@suffolk.gov.uk

Useful Links
[SCC Guidance on Development and SW flood risk](#)


Suffolk Fire and Rescue Service

Fire Business Support Team
 Floor 3, Block 2
 Endeavour House
 8 Russell Road
 Ipswich, Suffolk
 IP1 2BX

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

Your Ref: 2351/16
 Our Ref: FS/F216191
 Enquiries to: Angela Kempen
 Direct Line: 01473 260588
 E-mail: Fire.BusinessSupport@suffolk.gov.uk
 Web Address: <http://www.suffolk.gov.uk>

Date: 19/07/2016

Dear Sirs

Land at Blackacre Hill, Bramford Road, Great Blakenham
Planning Application No: 2351/16

I refer to the above application.

The plans have been inspected by the Water Officer who has the following comments to make.

Access and Fire Fighting Facilities

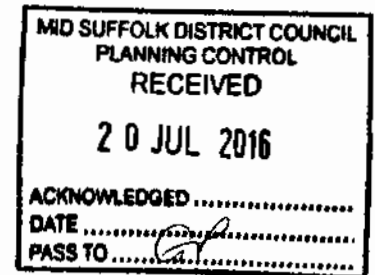
Access to buildings for fire appliances and firefighters must meet with the requirements specified in Building Regulations Approved Document B, (Fire Safety), 2006 Edition, incorporating 2010 and 2013 amendments Volume 1 - Part B5, Section 11 dwelling houses, and, similarly, Volume 2, Part B5, Sections 16 and 17 in the case of buildings other than dwelling houses. These requirements may be satisfied with other equivalent standards relating to access for fire fighting, in which case those standards should be quoted in correspondence.

Suffolk Fire and Rescue Service also requires a minimum carrying capacity for hard standing for pumping/high reach appliances of 15/26 tonnes, not 12.5 tonnes as detailed in the Building Regulations 2000 Approved Document B, 2006 Edition, incorporating 2010 and 2013 amendments.

Water Supplies

Suffolk Fire and Rescue Service recommends that fire hydrants be installed within this development on a suitable route for laying hose, i.e. avoiding obstructions. However, it is not possible, at this time, to determine the number of fire hydrants required for fire fighting purposes. The requirement will be determined at the water planning stage when site plans have been submitted by the water companies.

Continued/

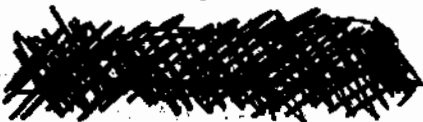


Suffolk Fire and Rescue Service recommends that proper consideration be given to the potential life safety, economic, environmental and social benefits derived from the provision of an automatic fire sprinkler system. (Please see sprinkler information enclosed with this letter).

Consultation should be made with the Water Authorities to determine flow rates in all cases.

Should you need any further advice or information on access and fire fighting facilities, you are advised to contact your local Building Control in the first instance. For further advice and information regarding water supplies, please contact the Water Officer at the above headquarters.

Yours faithfully

A large, dark, scribbled-out area representing a redacted signature.

Mrs A Kempen
Water Officer

Enc: PDL1

Copy: Mr N Davey, The JTS Partnership LLP, Number One, The Drive, Great Warley, Brentwood CM13 3DJ
Enc: Sprinkler information

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Suffolk Fire and Rescue Service

Fire Business Support Team
Floor 3, Block 2
Endeavour House
8 Russell Road
Ipswich, Suffolk
IP1 2BX

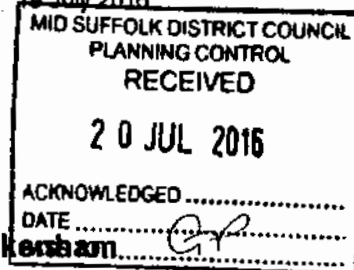
Mid Suffolk District Council
Planning Department
131 High Street
Needham Market
Ipswich
IP6 8DL

Your Ref:
Our Ref: ENG/AK
Enquiries to: Mrs A Kempen
Direct Line: 01473 260486
E-mail: Angela.Kempen@suffolk.gov.uk
Web Address: www.suffolk.gov.uk

Date: 19 July 2016

Planning Ref: 2351/16

Dear Sirs



RE: PROVISION OF WATER FOR FIRE FIGHTING
ADDRESS: Land at Blackacre Hill, Bramford Rod, Great Blakenham
DESCRIPTION: Proposed commercial build
NO: HYDRANTS POSSIBLY REQUIRED: Required

If the Planning Authority is minded to grant approval, the Fire Authority will request that adequate provision is made for fire hydrants, by the imposition of a suitable planning condition at the planning application stage.

If the Fire Authority is not consulted at the planning stage, the Fire Authority will request that fire hydrants be installed retrospectively on major developments if it can be proven that the Fire Authority was not consulted at the initial stage of planning.

The planning condition will carry a life term for the said development and the initiating agent/developer applying for planning approval and must be transferred to new ownership through land transfer or sale should this take place.

Fire hydrant provision will be agreed upon when the water authorities submit water plans to the Water Officer for Suffolk Fire and Rescue Service.

Where a planning condition has been imposed, the provision of fire hydrants will be fully funded by the developer and invoiced accordingly by Suffolk County Council.


Until Suffolk Fire and Rescue Service receive confirmation from the water authority that the installation of the fire hydrant has taken place, the planning condition will not be discharged.

Continued/

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Should you require any further information or assistance I will be pleased to help.

Yours faithfully

A large, dense black scribble used to redact the signature of Mrs A Kempen.

Mrs A Kempen
Water Officer

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OFFICIAL

Date: 22 July 2016
 Our ref: 187778
 Your ref: 2351/16



Gemma Pannell
 Senior Development Management Officer - Development Management
 Babergh and Mid Suffolk District Councils

Customer Services
 Hornbeam House
 Crewe Business Park
 Electra Way
 Crewe
 Cheshire
 CW1 6GJ

planningadmin@midsuffolk.gov.uk

BY EMAIL ONLY

T 0300 060 3900

Dear Ms Pannell,

Planning consultation: Application for outline planning permission (including access, all other matters reserved) for development of business and logistics park to provide commercial floorspace principally within Use Classes B1 and B8, to include access onto the B1113 Bramford Road and a secondary means of access via Addison Way, together with the provision of estate roads and ancillary parking, servicing and landscaping.

Location: Land At Blackacre Hill, Bramford Road, Great Blakenham

Thank you for your consultation on the above dated 03 June 2016 which was received by Natural England the same day. Thank you also for allowing us additional time within which to provide our comments.

Natural England is a non-departmental public body. Our statutory purpose is to ensure that the natural environment is conserved, enhanced, and managed for the benefit of present and future generations, thereby contributing to sustainable development.

1) Advice under the Wildlife and Countryside Act 1981 (as amended)

Nationally designated sites

No objection – with conditions

This application is in close proximity to Little Blakenham Pit and Great Blakenham Pit Sites of Special Scientific Interest (SSSIs). However, given the nature and scale of this proposal, Natural England is satisfied that there is not likely to be an adverse effect on these sites as a result of the proposal being carried out in strict accordance with the details of the application as submitted and with the inclusion of the condition outlined below with regards Little Blakenham Pit. We therefore advise your authority that this SSSI does not represent a constraint in determining this application. Should the details of this application change, Natural England draws your attention to Section 28(l) of the *Wildlife and Countryside Act 1981* (as amended), requiring your authority to re-consult Natural England.

Little Blakenham Pit SSSI, which is approximately 650 m from the proposal site, contains a tunnel totalling approximately 127m in length. This tunnel is extremely important in that it contains one of

the largest underground roosts for hibernating bats known in Great Britain. Further information on the SSSI and its special interest features can be found [here](#).

Many bat species show a clear preference for avoiding well-lit areas and so external lighting close to known bat roosts should be kept to an absolute minimum in order to avoid impacts on their emergence behaviour. We therefore consider that the below condition is required to ensure that the development, as submitted, will not impact upon the features of special interest (i.e. the hibernating populations of bats) for which Little Blakenham Pit SSSI is in part notified.

Condition

- A condition should be attached to any permission given requiring that, in order mitigate any potential adverse impacts on bats, the applicant must submit a suitable exterior lighting scheme prior to development. Further information on bats and lighting can be found on the [Bat Conservation Trust website](#).

If your Authority is minded to grant consent for this application without the conditions recommended above, we refer you to Section 281 (6) of the *Wildlife and Countryside Act 1981* (as amended), specifically the duty placed upon your authority, requiring that your Authority;

- Provide notice to Natural England of the permission, and of its terms, the notice to include a statement of how (if at all) your authority has taken account of Natural England's advice; and
- Shall not grant a permission which would allow the operations to start before the end of a period of 21 days beginning with the date of that notice.

2) Other advice

We would expect the Local Planning Authority (LPA) to assess and consider the other possible impacts resulting from this proposal on the following when determining this application:

- local sites (biodiversity and geodiversity);
- local landscape character; and
- local or national biodiversity priority habitats and species.

Natural England does not hold locally specific information relating to the above. These remain material considerations in the determination of this planning application and we recommend that you seek further information from the appropriate bodies (which may include the local records centre, your local wildlife trust, local geoconservation group or other recording society and a local landscape characterisation document in order to ensure the LPA has sufficient information to fully understand the impact of the proposal before it determines the application. A more comprehensive list of local groups can be found at [Wildlife and Countryside link](#).

Protected Species

We have not assessed this application and associated documents for impacts on protected species.

Natural England has published [Standing Advice](#) on protected species.

You should apply our Standing Advice to this application as it is a material consideration in the determination of applications in the same way as any individual response received from Natural England following consultation.

The Standing Advice should not be treated as giving any indication or providing any assurance in respect of European Protected Species (EPS) that the proposed development is unlikely to affect the EPS present on the site; nor should it be interpreted as meaning that Natural England has

1 65
reached any views as to whether a licence is needed (which is the developer's responsibility) or may be granted.

If you have any specific questions on aspects that are not covered by our Standing Advice for European Protected Species or have difficulty in applying it to this application please contact us with details at consultations@naturalengland.org.uk.

Biodiversity enhancements

This application may provide opportunities to incorporate features into the design which are beneficial to wildlife, such as the incorporation of roosting opportunities for bats or the installation of bird nest boxes. The authority should consider securing measures to enhance the biodiversity of the site from the applicant, if it is minded to grant permission for this application. This is in accordance with Paragraph 118 of the NPPF. Additionally, we would draw your attention to Section 40 of the Natural Environment and Rural Communities Act (2006) which states that *'Every public authority must, in exercising its functions, have regard, so far as is consistent with the proper exercise of those functions, to the purpose of conserving biodiversity'*. Section 40(3) of the same Act also states that *'conserving biodiversity includes, in relation to a living organism or type of habitat, restoring or enhancing a population or habitat'*.

Impact Risk Zones for Sites of Special Scientific Interest

Natural England has published a set of mapped Impact Risk Zones (IRZs) for Sites of Special Scientific Interest (SSSIs). This helpful GIS tool can be used by LPAs to help consider whether a proposed development is likely to affect a SSSI and determine whether they need to consult Natural England to seek advice on the nature of any potential SSSI impacts, their avoidance or mitigation. The dataset and user guidance can be accessed from the [gov.uk website](http://gov.uk).

This concludes Natural England's advice which I hope you will find helpful.

We would be happy to comment further should the need arise but if in the meantime you have any queries please do not hesitate to contact us.

For any queries relating to the specific advice in this letter only please contact Jack Haynes using the details given below. For any new consultations, or to provide further information on this consultation, please send your correspondences to consultations@naturalengland.org.uk.

We really value your feedback to help us improve the service we offer. We have attached a feedback form to this letter and welcome any comments you might have about our service.

Yours sincerely

Jack Haynes

Land Use Operations Norfolk & Suffolk Team

Email: jack.haynes@naturalengland.org.uk

Tel: 0208 02 64857

Cc. Gemma Pannell, Babergh & Mid Suffolk District Councils



Developments Affecting Trunk Roads and Special Roads

Highways England Planning Response (HEPR 16-01)

Formal Recommendation to an Application for Planning Permission

From: Martin Fellows
Operations (East)
planningee@highwaysengland.co.uk

To: Mid Suffolk District Council

CC: growthandplanning@highwaysengland.co.uk

Council's Reference: 2351/16

Referring to the planning application referenced above, dated 3 June 2016, application for the outline planning permission for development of business and logistics park to provide commercial floorspace principally within Use Classes B1 and B8, to include access onto the B1113 Bramford Road and a secondary means of access via Addison Way, together with the provision of estate roads and ancillary parking, servicing and landscaping, Land At Blackacre Hill, Bramford Road, Great Blakenham, notice is hereby given that Highways England's formal recommendation is that we:

- a) offer no objection;
- ~~b) recommend that conditions should be attached to any planning permission that may be granted (see Annex A – Highways England recommended Planning Conditions);~~
- ~~c) recommend that planning permission not be granted for a specified period (see Annex A – further assessment required);~~
- ~~d) recommend that the application be refused (see Annex A – Reasons for recommending Refusal).~~

Highways Act Section 175B ~~is~~ is not relevant to this application.¹

¹ Where relevant, further information will be provided within Annex A.

Signature: <i>Lorraine Willis</i>	Date: 25 July 2016
Name: Lorraine Willis	Position: Asset Manager
Highways England: Woodlands, Manton Lane Bedford MK41 7LW	
lorraine.willis@highwaysengland.co.uk	



Gemma Pannell
Planning Department
Mid Suffolk District Council
131 High Street
Needham Market
IP6 8DL

Suffolk Wildlife Trust
Brooke House
Ashbocking
Ipswich
IP6 9JY

01473 890089
info@suffolkwildlifetrust.org
suffolkwildlifetrust.org

25/07/2016

Dear Gemma,

RE: 2351/16 Application for outline planning permission (including access, all other matters reserved) for development of business and logistics park to provide commercial floorspace principally within Use Classes B1 and B8. Land at Blackacre Hill, Bramford Road, Great Blakenham

General Comments

Further to our letter of 1st July 2016, we have received further ecological information relating to this application. This includes a Protected Species Mitigation Method Statement (Abrehart Ecology, Jun 2016) and an interim dormouse survey report (Abrehart Ecology, Jul 2016). It is understood that, with the exception of dormice, all other species surveys have now been completed and the findings have been used to inform the Mitigation Method Statement. We therefore recommend that, should permission be granted, the mitigation identified should be secured by a suitably worded planning condition.

Hazel Dormice

With regard to hazel dormice, it is noted that surveys are ongoing and that no signs of this species have been found to date. It is also noted that the proposed development would not impact on the majority of the potentially suitable habitat present in the area for this species as this is largely located outside of the red line boundary. Notwithstanding this, the ongoing surveys must be completed prior to the detailed design of any development on the site to ensure that, should the species be present, any impacts are avoided or appropriately mitigated. We would recommend that the completion of these surveys is secured by condition, should Outline planning consent be granted.

In addition to the above, we note the findings of the interim dormouse survey (Abrehart Ecology, Jul 2016) and have a number of comments in relation to the methodology of the survey currently being undertaken:

- Scoring system – whilst the scoring system described in principle follows that in the published best practice guidance¹, the scores should not be doubled for undertaking two visits in one month;
- Position of nest tubes and boxes – from the photographs included within the report, the position of some of the nest tubes would not appear to optimise the best locations for detecting dormice. It is also noted that the surveys are not being undertaken by an ecologist with a dormouse survey licence, we would normally recommend that the person undertaking the survey has a licence as this demonstrates a suitable level of experience.

If you have any further queries, please do not hesitate to contact us.

¹ Bright, P., Morris, P. and Mitchell-Jones, T. (2006). *The Dormouse Conservation Handbook, 2nd Edition*. English Nature, Peterborough

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Living Landscapes Living Gardens Living Seas

Sue Hooton Senior Ecologist

Natural Environment Team

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Your Ref: 2351/16
Our Ref:
Date: 28/07/2016

DISCLAIMER: This information has been produced by Suffolk County Council's Natural Environment Team on behalf of Mid Suffolk District Council, at their request. However, the views and conclusions contained within this report are those of the officers providing the advice and are not to be taken as those of Suffolk County Council.

Ms Gemma Pannell
Planning Dept
Mid Suffolk District Council
131 High St
Needham Market
Suffolk
IP6 8DL

Dear Gemma,

Proposal: Application for outline planning permission (including access, all other matters reserved) for development of business and logistics park to provide commercial floorspace principally within Use Classes B1 and B8, to include access onto the B1113 Bramford Road and a secondary means of access via Addison Way, together with the provision of estate roads and ancillary parking, servicing and landscaping.

Location: Land At Blackacre Hill, Bramford Road, Great Blakenham

Based on the information provided by the applicant and site visits carried out on 28th November 2013 and on the 28th June 2016, I offer the following ecological comments.

The information provided by the applicant

The submitted ecological reports including a Protected Species Survey Report (Abrehart Ecology Ltd May 2016) have been prepared by a suitably qualified ecologist in accordance with CIEEM report writing guidelines and using appropriate methodologies.

The likely impacts from the proposed development on Protected and Priority Habitats and Species have been adequately assessed to allow determination and appropriate mitigation measures have been identified which can be secured by conditions of any consent.

Dormouse

The Interim Dormouse Survey Report (Abrehart Ecology Ltd July 2016) provided recently indicates that no signs of this Protected Species have been found on the site to date, that the potentially suitable habitat is outside the red line boundary for this application but that surveys are still on-going.

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In the event that Outline consent is approved, I note that Suffolk Wildlife Trust comments suggest that the final Dormouse surveys must be completed prior to the detailed design of any development on the site to ensure that, should the species be present, any impacts are avoided or appropriately mitigated.

Other Protected Species

As a medium-sized breeding population of Gt Crested newt has been identified on site, a licence will be required from Natural England before the occupied area of the site can be developed, as it will involve destroying breeding ponds and shelter habitat. Surveying also identified several reptile species on site which will need to be removed before development can begin and a receptor site secured for their translocation. A 30m buffer zone will need to be established around the badger sett entrance to avoid disturbance. All activity should be avoided, but it is particularly crucial that no digging occurs within this area, as setts can extend underground for large distances.

Priority Species

In addition to mitigation during construction, confirmation that all the fencing within the development is hedgehog-friendly will be required as mitigation for this species.

Invasive plants

As the presence of New Zealand pygmyweed (*Crassula helmsii*) was identified in part of the site, this highly invasive species will require preparation for approval and implementation of a detailed method statement to ensure appropriate steps are taken to remove and control it.

Recommendations

In the event that the final Dormouse survey & assessment is carried out and appropriate mitigation for this and other protected species can be secured at Reserved Matters stage, then the proposal could be acceptable subject to the following conditions;

PRIOR TO COMMENCEMENT: CONSTRUCTION ENVIRONMENTAL MANAGEMENT PLAN (BIODIVERSITY)

No development shall begin until details of the means of protecting, during construction, retained habitats and species on and adjacent to the site, as identified in section 5 of the submitted Protected Species Survey Report (May 2016), has been submitted to and approved in writing by the Local Planning Authority. Such protection measures shall be implemented before any works are carried out and all development on site will need to be supervised by an Ecological Clerk of Works.

NESTING BIRDS

No removal of hedgerows, trees or shrubs or other vegetation suitable for nesting shall take place between 1st March and 31st August inclusive, unless a competent ecologist has undertaken a careful, detailed check of vegetation for active birds' nests immediately before the vegetation is cleared and provided written confirmation that no birds will be harmed and/or that there are appropriate measures in place to protect nesting bird interest on site. Any such written confirmation should be submitted to the local planning authority.

PRIOR TO COMMENCEMENT: REPTILES

Prior to commencement in any area or phase, a mitigation plan for capture and re-location of reptiles with a receptor site secured will be submitted for approval to the LPA and implemented in full.

PRIOR TO COMMENCEMENT: GREAT CRESTED NEWTS

Prior to commencement in any area or phase, a copy of the licence issued or a statement in writing from Natural England that the development will not require a licence, will be supplied to the LPA.

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PRIOR TO COMMENCEMENT: BADGERS

Prior to commencement in any area or phase, a full method statement for any works in the vicinity of any badger setts will be submitted for approval to the LPA and implemented in full.

PRIOR TO COMMENCEMENT: EXTERNAL LIGHTING

I refer you to the suggested wording supplied by Senior Landscape Officer, Phil Watson.

HARD LANDSCAPING: FENCING

The detailed hard landscaping for all phases of this development will need to specify fencing that is permeable to hedgehogs and I suggest you modify the standard wording supplied by Phil Watson.

Reasons

I have made these recommendations in order to reasonably minimise the ecological impacts of the proposal have particular regard for the duties of the LPA, in respect of the Protected and Priority species on the site and the Priority Habitats Policy CS5.

Yours sincerely

Sue Hooton

Senior Ecologist

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MID SUFFOLK DISTRICT COUNCIL
DEVELOPMENT CONTROL COMMITTEE - 17 August 2016

AGENDA ITEM NO	2
APPLICATION NO	1822/16
PROPOSAL	Change of use of land and buildings to commercial livery stabling and paddocks with erection of additional stabling, provision of flood lighting to existing manege, provision of car parking and fencing, partial conversion of hay barn to welfare facilities, provision of package treatment plant, and use of existing vehicular access.
SITE LOCATION	Yaxley Manor House, Mellis Road, Yaxley, IP23 8DG
SITE AREA (Ha)	0.35
APPLICANT	Ms C Emery
RECEIVED	April 12, 2016
EXPIRY DATE	June 23, 2016

REASONS FOR REFERENCE TO COMMITTEE

The application is referred to committee for the following reason :

(1) a Member of the Council has requested that the application is determined by the appropriate Committee and the request has been made in accordance with the Planning Code of Practice or such other protocol / procedure adopted by the Council. The Members reasoning is included in the agenda bundle.

PRE-APPLICATION ADVICE

1. The application was not subject to any pre-application discussion with a planning officer.

SITE AND SURROUNDINGS

2. This application relates to land associated with Yaxley Manor House which is a Grade II* listed building positioned to the north of the Mellis Road in Yaxley to the east of Mellis village. The Manor House is bisected by the Parish boundaries of Mellis and Yaxley Parishes.

The Manor House stands in a small grouping which includes several residential properties and the Mellis Primary school. Land in the ownership of the Manor House is a substantial area of agricultural land to its east, north and west. This land is now mainly used for the keeping of horses, and, in the area to the east of the Manor, several associated buildings have been erected, including stabling and a hay store. The site has access to 20 acres of land for exercise purposes. An exercise manege has also been installed. Planning permission has previously been granted for the use of land and buildings for the keeping of

horses.

HISTORY

3. The planning history relevant to the application site is:

1822/16	Change of use of land and buildings to commercial livery stabling and paddocks with erection of additional stabling, provision of flood lighting to existing manege, provision of car parking and fencing, partial conversion of hay barn to welfare facilities, provision of package treatment plant, and use of existing vehicular access.	
1272/13	Retention of use of land for the keeping of horses. Alterations and extensions to existing stables and hay barn and the erection of a new hay barn	Granted 04/10/2013
1137/05/	Erection of an additional three timber framed stables and store to match existing.	Granted 23/08/2005
1093/02/	REMOVAL OF EXISTING CONSERVATORY AT REAR OF HOUSE AND REPLACEMENT WITH NEW ENTRANCE PORCH	Granted 18/10/2002
0170/02/LB	DEMOLISH EXISTING REAR CONSERVATORY AND ERECT NEW ENTRANCE PORCH. REPLACE 11NO. WINDOWS. INTERNAL AND EXTERNAL ALTERATIONS.	Granted 10/10/2002
0160/00/	ERECTION OF STABLE BLOCK	Granted 07/04/2000
0155/99/LB	INTERNAL & EXTERNAL ALTERATIONS INCLUDING REPLACEMENT OF GROUND FLOOR WINDOWS; REMOVAL OF SECONDARY GLAZING; INSERTION OF NEW DOOR ENTRANCE ON NORTH ELEVATION; REMOVAL OF INTERNAL PANNELLING; REMOVAL OF FIREPLACE SURROUND; EXPOSE MULLION WINDOW TO WEST ELEVATION; REMOVE EXISTING CONSERVATORY ON NORTH ELEVATION.	Granted 01/10/1999
0762/99/	CONVERSION OF EXISTING OUTBUILDINGS TO 4 NO. HOLIDAY COTTAGES.	Granted 29/10/1999
0147/99/LB	CONVERSION OF EXISTING OUTBUILDINGS TO 4 NO. HOLIDAY COTTAGES.	Granted 29/10/1999
0852/94	ERECTION OF WALL NOT EXCEEDING 8'6" ON NORTH AND WEST BOUNDARY	14/12/1994
0164/94/LB	ERECTION OF WALL NOT EXCEEDING 8'6" ON NORTH AND WEST	Granted 14/12/1994

	BOUNDARY;ERECTION OF WALL AND RAILINGS ON PART OF SOUTH BOUNDARY	
0142/94/LB	RETENTION OF DOOR (WEST ELEVATION) AND MULLION WINDOW AND PANELLING (NORTH ELEVATION).	Granted 14/10/1994
0093/94/LB	ERECTION OF CONSERVATORY TO NORTH ELEVATION FOLLOWING DEMOLITION OF EXISTING PORCH.	Granted 03/08/1994
0479/94/	ERECTION OF CONSERVATORY TO NORTH ELEVATION FOLLOWING DEMOLITION OF EXISTING PORCH.	Granted 03/08/1994
0406/92/	CHANGE OF USE OF BARN TO BUSINESS USE FOR DRESS HIRE.	Granted 24/06/1992
0052/92/LB	DEMOLITION OF OUTBUILDINGS AND THE REPLACEMENT OF PEBBLEDASH WITH SMOOTH RENDER AND COLOUR WASH TO FRONT ELEVATION.	04/08/1992
0209/92/	LAYOUT AND CONSTRUCTION OF NEW VEHICULAR ACCESS BESIDE EXISTING ACCESS; ERECTION OF 6 FT HIGH GATES; REMOVAL OF LOW FRONT BOUNDARY WALL BEING REPLACED BY PLANTING.	Granted 22/04/1992
0071/90/OL	CONVERSION OF REDUNDANT FARM BUILDINGS TO THREE DWELLINGS AND ALTERATIONS OF EXISTING ACCESS	Granted 21/11/1990
0070/90/OL	CONVERSION OF REDUNDANT FARM BUILDINGS TO FOUR DWELLINGS AND ALTERATION OF EXISTING ACCESS	Refused 14/06/1990
0017/74/LB	Reroofing with dark brown clay peg tiles to front and dark brown concrete tiles to rear.	Granted 02/01/1975

PROPOSAL

4. Planning permission is sought for the change of use of land and buildings to commercial livery stabling and paddocks with erection of additional stabling, provision of flood lighting to existing manege with four 6m high poles, provision of car parking and fencing, partial conversion of hay barn to welfare facilities, provision of package treatment plant, and use of existing vehicular access with provision of visibility splays to the requirements of the Highway Authority.

It is proposed that with the combination of existing stables and proposed stable buildings there will be a total of 14 stables used for livery use and 5 for personal use by the applicant. Currently the site does not provide any employment however it is envisaged that four full/part time positions will be created. It is intended that the hours of operation would be 0700 - 2100 every day of the week.

POLICY

5. Planning Policy Guidance

See Appendix below.

CONSULTATIONS

6. Yaxley Parish Council

- Yaxley Parish Council supports the application but on the following conditions:
 1. There must be a turning circle on the property large enough for horse boxes to turn round.
 2. A visibility splay is needed with a clear field of vision, which allows vehicles to be seen, particularly from the Mellis direction. In particular this applies at the beginning and end of the school day when the traffic is particularly heavy on the Yaxley to Mellis Road.
 3. Urine from the horses must not be allowed to pollute waterways.

Mellis Parish Council

- Highway issues. Serious concerns about conflict with school parking at school drop off and pick up times. Noting that school parking regularly extends east to a point opposite the access to this site Mellis PC is concerned about the mix of horses/horse transport and other vehicles entering and exiting the site through the existing access gate could add significantly to the problems already experienced on this road
- Inadequate access from the entrance onto the highway with poor visibility (high roadside hedges) for the potential and unspecified number of vehicle movements
- no summary of vehicle movements
- on site parking inadequate to cover needs of 3-4 staff plus 17 potential clients. No parking/manoeuvring for horse boxes/ trailers
- light pollution from proposed 6m manege lights
- noise and disturbance to neighbouring properties with early morning and late evening activity
- drainage from site with surface water runoff from the yard
- disposal of manure from the site using a trailer. No indication of where trailer would be sited or any provision for handling polluted runoff.

Environmental Health

- In respect of other environmental health issues I do not have any objection to the proposal but would recommend the following conditions in order to mitigate any adverse effects from flood lighting and the storage and disposal of manure:
 - No means of lighting shall be installed to the external manege except in accordance with details of an illumination scheme (to include luminaire types, position, height, aiming points, lighting levels and a polar illuminance diagram, based on the vertical plane to reflect the impact on surrounding residential premises) which shall have been submitted to and approved in writing by the local planning authority and shall be implemented and retained

as approved.

- Prior to the operation and use of the stables, the applicant is required to submit a detailed waste management plan (to include the collection and disposal of solid and liquid wastes) to the local planning authority for approval in writing and following its approval the operation of waste collection and storage shall be carried out at all times in compliance with it. Reason: To protect the amenity and mitigate adverse impacts to neighbouring residential premises from light pollution and odour or fly nuisance.

SCC Highways

- the County Council as Highway Authority recommends that any permission which that Planning Authority may give should include the conditions shown below:
- Condition: Notwithstanding the provisions of the Town & Country Planning (General Permitted Development) Order 1995 (or any Order revoking and re-enacting that Order with or without modification) no means of frontage enclosure shall exceed 0.6 metres in height above the level of the carriageway of the adjacent highway. Reason: In the interests of highway safety in order to maintain intervisibility between highway users.
- Condition: The use shall not commence until the area(s) within the site shown on 2000_09B for the purposes of manoeuvring and parking of vehicles has been provided and thereafter that area(s) shall be retained and used for no other purposes. Reason: To ensure that sufficient space for the on site parking of vehicles is provided and maintained in order to ensure the provision of adequate on-site space for the parking and manoeuvring of vehicles where on-street parking and manoeuvring would be detrimental to highway safety to users of the highway

With regard to concerns raised with regard to the parking of vehicles along the Mellis Road associated with the local Primary School the following observations have been made by SCC Highways:

"After discussions with our Area Office, we have come to the conclusion that yes SCC are aware of an on street parking issue stemming from the school however, the current proposal will not intensify this problem.

The school are currently planning to create a car park however the scheme has been put on hold due to a lack of funding.

SCC believes it would be unjust to recommend the current application be refused for parking issues considering the site does not contribute to this problem".

Heritage

- The Heritage Team considers that the proposal would cause less than substantial harm to a designated heritage asset because it would increase built form and activity in the setting of the listed building. However the level of harm is considered very low.
- The Heritage Team recommends that the harm be weighed against any public benefits of the scheme.

- Yaxley Manor house is a large house to the north of Mellis Road, formerly the Manor House, with outbuildings to the north and north east, gardens to the east, and other properties to the west. Beyond the gardens is an area of open pasture, to the east of which stand the existing stable building, manege and other equestrian structures. These features sit in the wider rural landscape. There is a sense of detachment of this group from the Manor House although it sits in the setting of the listed building.
- The proposal is to develop the equestrian activity on a business basis with a new stable building and alterations to existing buildings. The amount of built form will increase, although its overall extent will be unchanged, carparking will be provided, and the level of use will increase.
- These will have some impact on the rural character of the setting of the listed building, but given the existing situation adverse impact on setting will be marginal or at worst very low.
- Officers or Members should weigh this harm (and any other harm) against any public benefits of the scheme, which might include securing the future of the Manor House, providing employment and stimulating economic activity locally

Historic England

- Historic England have considered the information received and we do not wish to offer any comments on this occasion.
- The application(s) should be determined in accordance with national and local policy guidance, and on the basis of your specialist conservation advice.

LOCAL AND THIRD PARTY REPRESENTATIONS

7.
 - The application site is set on a ridge and the proposed flood lighting would appear prominent, alien and intrusive in the wider landscape.
 - The close proximity of the manege to the Mellis-Yaxley Road and the two properties on the opposite side of the road would be likely to result in a material loss of visual amenity and tranquillity for these homes
 - the significant increase in associated vehicular movements at school pick up and drop off times, when the road is reduced to a single lane by parked cars, could result in conflicts and danger for the many young and unpredictable children
 - hours of activity specified would introduce noise and disturbance into a very rural location outside the working day; especially concentrated at weekends and bank holidays.
 - For any scheme to be acceptable a significant reduction in scale, hours of operation and the omission of any flood lighting is essential.
 - development fronts the highway which is restricted on a daily basis with School traffic reducing the highway to a narrow single lane from the requested access point leading well beyond the school into Mellis village causing frustration to the local area and residents, and the obvious dangers to the public and school children with the traffic congestion.
 - parking area indicated for this application is woefully inadequate for the number of stables
 - No provision has been made for a turning area, either for resident, delivery vehicles and manure removal (these can be very large), which could well

- require these vehicles backing out onto the busy and/or restricted highway.
- Insufficient information on the storage, regular removal and ultimate destination of horse manure
- Flood lighting not in keeping with the village environment and possible nuisance to near properties due to light pollution.
- There is only one bridleway in the near location (which is unusable in wet winters) creating the need for significant road work for the horses.
- any equestrian business is a 24/7(365) commitment that creates movements and disturbance at any time day or night to adjoining properties at any time and it seems that this application is much too large for the setting of Yaxley Manor House (Grade 2 Listed) and the very quiet village setting.

ASSESSMENT

8. This proposed development has not been subject to pre-application advice. There are a number of considerations which will be addressed as follows.

- Principle of Development
- Highway and Access Issues
- Design and Layout
- Listed Building and setting issues
- Residential Amenity
- Landscaping
- Floodlighting
- Waste Disposal

Principle of Development

There are a number of policies that seek the countryside to be protected for its own sake and remain for the use of agriculture and recreation. Horse riding is one of the more popular recreational uses found in the countryside which policy CL21 of the Local Plan accepts in principle subject to no adverse impact to landscape, residential amenity, road safety, habitat.

Policy CS5 of the Core Strategy and Core Strategy Focused Review (CSFR) provides that *"All development will maintain and enhance the environment, including the historic environment, and retain the local distinctiveness of the area"*. The Core Strategy Focused Review (CSFR) was adopted by Full Council on 20 December 2012 and should be read as a supplement to Mid Suffolk's adopted Core Strategy (2008).

The National Planning Policy Framework provides support for economic growth in rural areas in order to create jobs and prosperity by taking a positive approach to sustainable new development.

Highway and Access Issues

Representations received have concerns with the proposed traffic to generated by a commercial use of the site. Additionally representations have raised concerns with regard to the parking which takes place along Mellis Road in connection with the local Primary School in Mellis in the morning and afternoon

at dropping off and picking up times.

The Highways Authority have responded to this application by recommending improvements to the visibility of the existing vehicular access into the site. Currently along the road frontage of the site is an established hedge which restricts the visibility of the access into the site. The Highway Authority has requested that the hedge, which is currently approximately 3m high, should be reduced to 0.6m high along the entire frontage, to enable a satisfactory visibility splay of 2.4m x 90m in both directions either side of the access along the Mellis Road.

The applicant has indicated that the required visibility splay will be provided with the cutting down of the hedge. In order to compensate for the loss of the existing hedge it is proposed that a replacement hedge would be planted behind the visibility splay with a 1.8m high temporary fence erected to provide screening while the planting becomes established.

In addition the proposal includes the provision of 10no parking bays which are 3.5m wide and 8m in length and capable of accommodating larger vehicles associated with the transportation of horses, with associated manoeuvring space. The Highway Authority have raised no objection to the proposed parking and manoeuvring area.

On this basis it is considered that the development is acceptable in respect of highways.

Design and Layout

The existing site has a stable building, tack room and hay barn which are used for personal use. The application is proposing a new stable building to be constructed in the same style and design as the existing stable building, and positioned between the existing stable and the existing manege. It is a low rise building with a maximum height of 2.9m with a shallow pitched roof. The overall design and layout of the proposed buildings is considered appropriate for an equestrian related enterprise.

Listed Building and Setting issues

Yaxley Manor House is significant Grade II* listed building which is separated from the application site with a garden area giving a sense of detachment from the existing equestrian structures although it sits in the setting of the listed building. There is a distance of approximately 93 from the Manor House to the existing stable building. The Heritage Officer has made an assessment of the proposal and considers that the features sit in the wider rural landscape and the proposal will increase the amount of built form, although its overall extent will be unchanged, car parking will be provided, and the level of use will increase. This will have some impact on the rural character of the setting of the listed building, but given the existing situation adverse impact on setting will be marginal or at worst very low. Members should weigh this harm (and any other harm) against any public benefits of the scheme, which might include securing the future of the Manor House, providing employment and stimulating economic activity locally. Historic England have raised no objections.

The site is positioned along the approach to the Mellis Conservation Area, and

the alteration to the height of the frontage hedge will result in a change to the character of this approach along the frontage of the site. The Heritage Officer advises that the understanding and appreciation of the significance of a Conservation Area can be affected by developments in its setting which affect the experience of approaching or leaving it. In this case there is potential for the loss of the screening effect of the existing hedging, at least until replacement hedging is established, which could affect the impression of the Mellis Conservation Area as a historic settlement in rural surroundings.

However, there are certain factors need to be properly considered:

- there is development already on the site, so the *character* of the surroundings is already affected, and the development's visual impact is mitigated by the hedge;
- the existing and proposed developments are not really urban or industrial in character;
- the provision of replacement screen hedging can be secured;
- the area affected is a low proportion of the streetscape on the approach to the Mellis Conservation Area, and any impact would accordingly be relatively low.

For these reasons the Heritage Officer acknowledges that there would be some impact in these terms, but insufficient to recommend refusal.

Residential amenity

There are two residential properties approximately 50m to the south east of the site along Mellis Road. The change of use to a commercial livery stable will result in increased activity on the site. It is anticipated that not all owners will visit the premises every day and it is envisaged that typically there would be 12 (6 in and 6 out) or less vehicle movements on a weekday basis, with possibly more on a weekend. This level of vehicular activity along Mellis Road is not considered to be excessive. Additionally the provision of flood lighting on the site has the potential to impact upon residential amenity. In order to mitigate against this the Environmental Health Officer has requested full details of an illumination scheme be conditioned to ensure that illumination does not adversely impact upon residential amenity.

Landscaping

The site has an established hedge along the road frontage which is currently approximately 3m high, although in recent past it has been a more managed 2m in height. In addition behind the hedge there are four tall mature trees. There is a requirement of the SCC Highways for the frontage hedge to be reduced in height to 0.6m in order to provide highway visibility for vehicles emerging from the existing access. The trees are to be retained. The consequence of the hedge being lowered in height is that site, and buildings will become more open to view from the road. In order to compensate for this the applicant is proposing to plant a replacement hedge behind the required visibility splay which will, in time, provide satisfactory replacement screen planting.

Floodlighting

The site has an existing exercise manege and it is intended that this will be provided with floodlights to enable the exercising of horses in the winter months.

Four 6m high poles are to be provided. It is intended to keep the stables open until 2100 every evening, so it would be conditioned that the flood lighting should be turned off at that time. The Environmental Health Officer has raised no objection to the provision of floodlighting, however in order to ensure that the impact of the proposed floodlighting is mitigated against he has requested that a condition be applied requiring details of an illumination scheme (to include luminaire types, position, height, aiming points, lighting levels and a polar illuminance diagram, based on the vertical plane to reflect the impact on surrounding residential premises). It is considered that subject to the submission of these required details the impact of the proposed floodlighting on nearby residential properties will be mitigated against.

Waste Disposal

Concerns have been expressed with regard to the requirement for waste disposal arising from the use of the site for horses. The Environmental Health Officer has requested that a full Waste Management scheme including the collection and disposal of waste should be submitted and agreed. It is considered that this will enable a satisfactory scheme to be agreed.

Conclusion

It is considered that the proposed livery use of this site is appropriate for this rural location and will contribute to the rural economy. Subject to appropriate conditions it is considered that the proposed development would not cause significant adverse harm on residential amenity, the environment and highway safety to warrant refusal and is considered to accord to the development plan.

RECOMMENDATION

That Full Planning Permission be granted subject to the following conditions

- Development to commence within three years
- In accordance with approved plans
- Site to be used for commercial livery and stables, with no holding of equestrian or other events for either private or public attendance, or horse riding lessons and/or riding school operation
- Details of floodlighting illumination scheme to be submitted and implemented
- Details of waste management plan to be submitted and implemented
- Landscaping scheme to be agreed and implemented
- Access visibility splay to be provided in accordance with SCC Highway requirements

Philip Isbell
Professional Lead - Growth & Sustainable Planning

Stephen Burgess
Planning Officer

APPENDIX A - PLANNING POLICIES

1. **Mid Suffolk Core Strategy Development Plan Document and the Core Strategy Focused Review**

CSFR-FC1 - PRESUMPTION IN FAVOUR OF SUSTAINABLE DEVELOPMENT
CSFR-FC1.1 - MID SUFFOLK APPROACH TO DELIVERING SUSTAINABLE DEVELOPMENT
Cor5 - CS5 Mid Suffolks Environment

2. **Mid Suffolk Local Plan**

GP1 - DESIGN AND LAYOUT OF DEVELOPMENT
CL21 - FACILITIES FOR HORSE RIDING

3. **Planning Policy Statements, Circulars & Other policy**

NPPF - National Planning Policy Framework

APPENDIX B - NEIGHBOUR REPRESENTATIONS

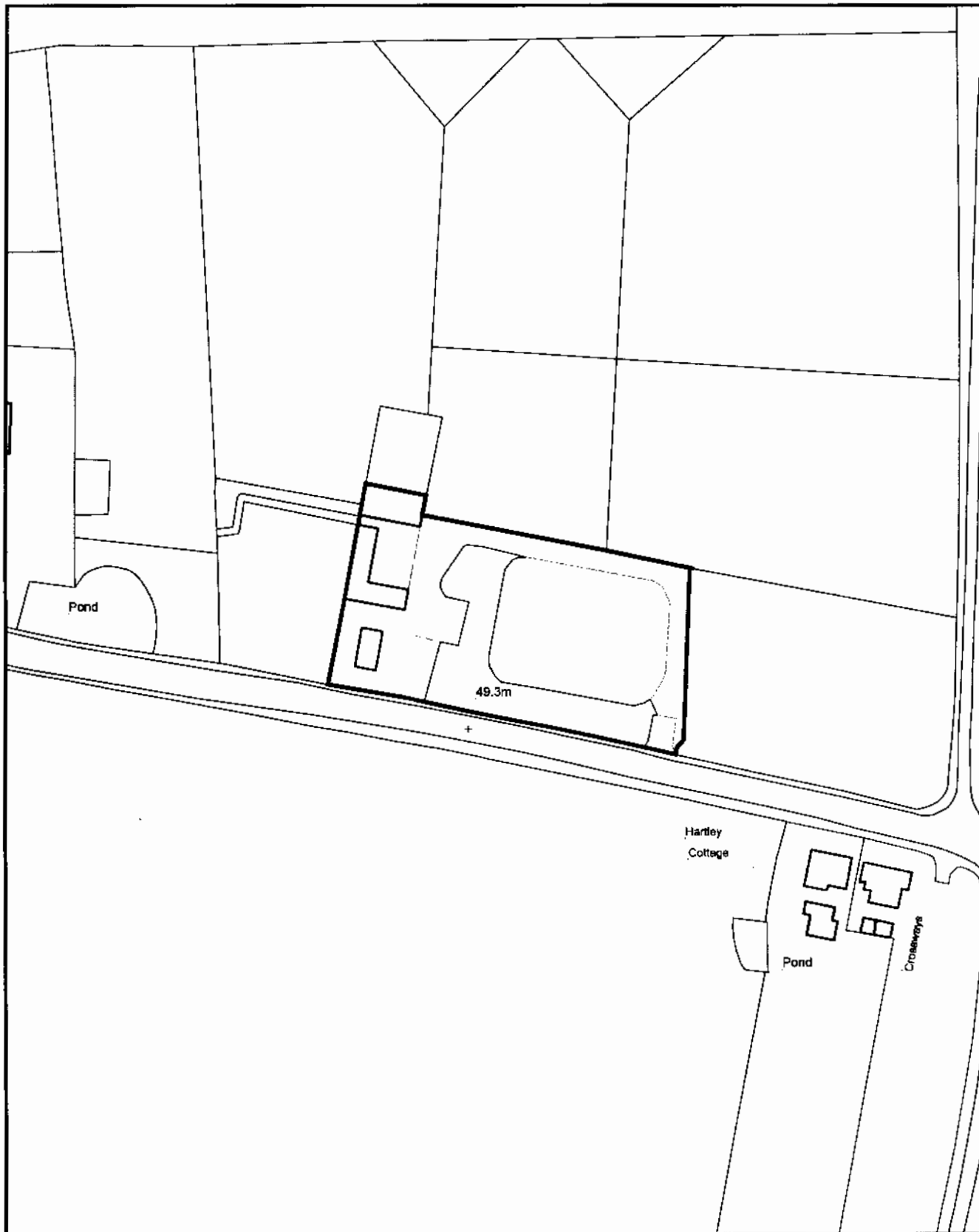
Letter(s) of representation(s) have been received from a total of **5** interested party(ies).

The following people **objected** to the application

The following people **supported** the application:

The following people **commented** on the application:

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Title: Committe Site Plan

Reference: 1822/16

Site: Yaxley Manor House, Mellis Road, Yaxley, IP23 8DG



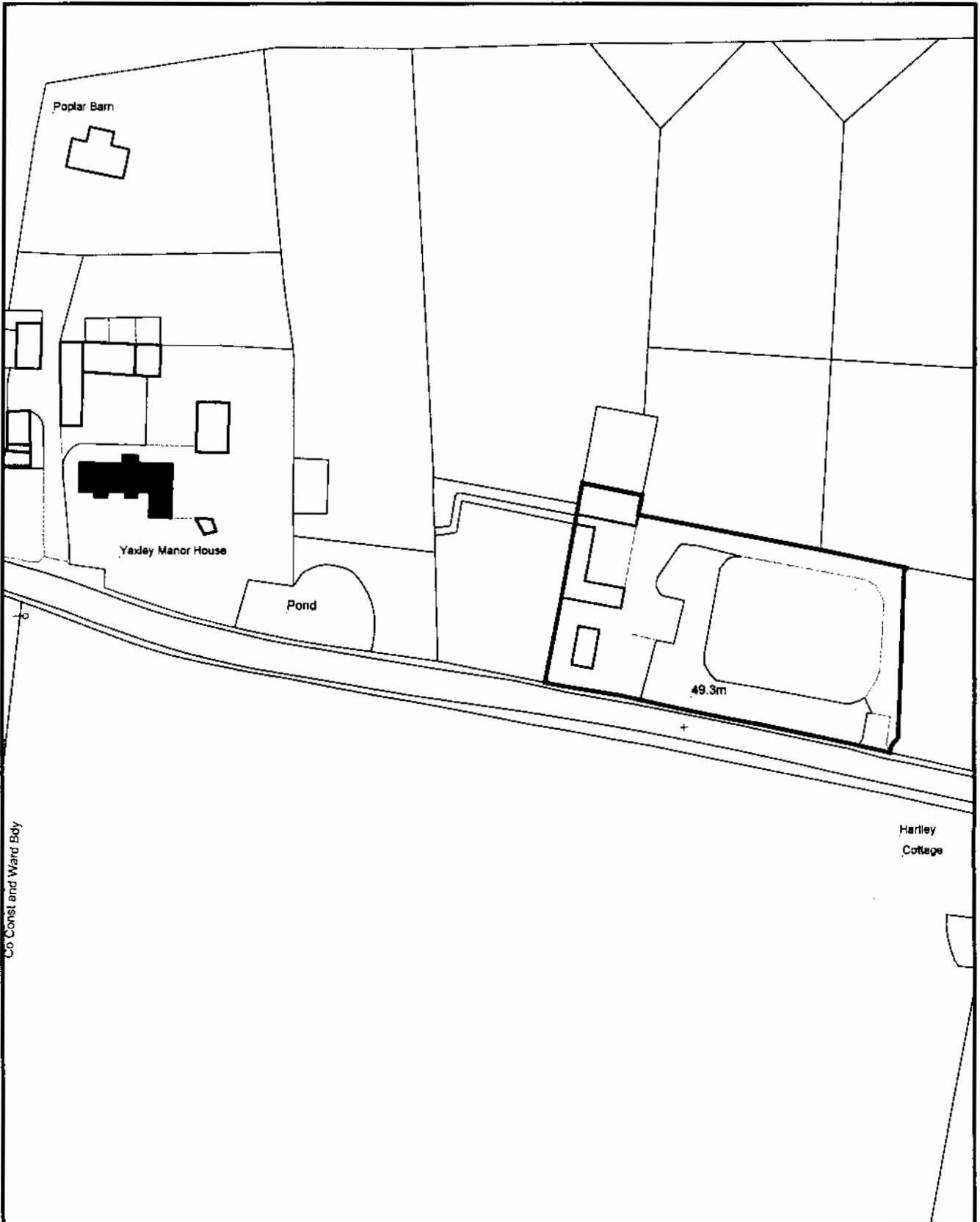
MID SUFFOLK DISTRICT COUNCIL

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



SCALE 1:1250

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Title: Committee Constraints Map

Reference: 1822/16

Site: Yaxley Manor House, Mellis Road, Yaxley, IP23 8DG



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

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Rev	Revision	Checked by	Date
A	Boundary Change	GG	24.4.10

Cotton Consulting

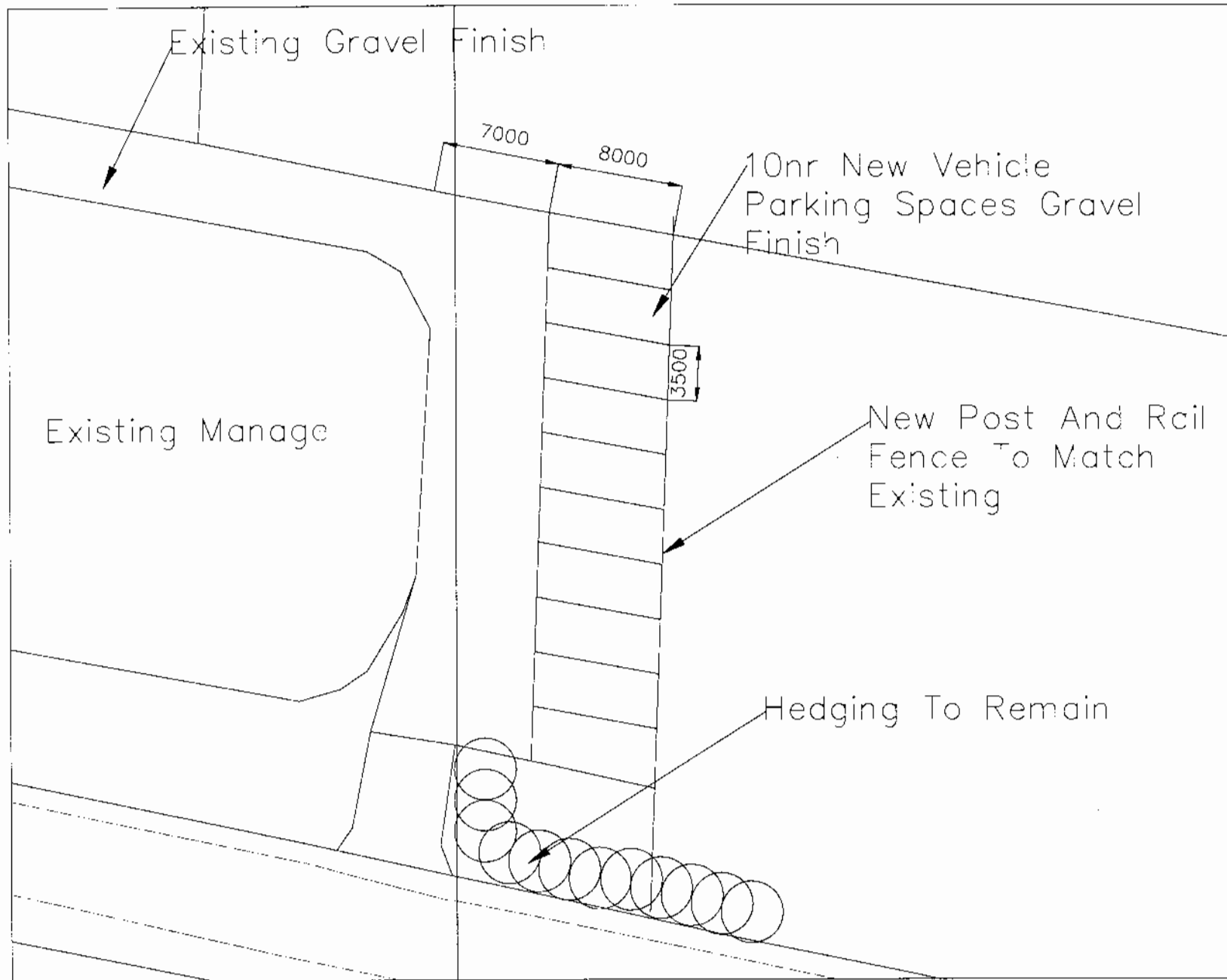
3 The Meadows, Cotton, Stowmarket,
Suffolk, IP14 4NZ
TEL: 01449 780347

Client
Catherine Emery

Project
Yaxley Manor House
Melis Road
Yaxley
IP23 9DG

Title
Site Plan

Drawn by	SG	Date	08/04/18
Traced by	-	Date	-
Checked by	GG	Date	-
Scale	1:1250	Job No.	2000
Drawing No.	2000-15A		



Rev	Add. Info	Checked by	Date
A		GG	24.06.16
Cotton Consulting			
3 The Meadows, Colton, Stowmarket, Suffolk, IP14 4NZ TEL: 01449 780347			
Client Catherine Emery			
Project Yaxley Manor House Mellis Road Yaxley IP23 8DG			
Title Site Plan			
Drawn by	SG	Date	06/04/16
Traced by	-	Date	-
Checked by	GG	Date	-
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Drawing No.	2000-17	Rev.	A

A Splay amended GC 22.07.16
 Rev | Revision | Checked by | Date

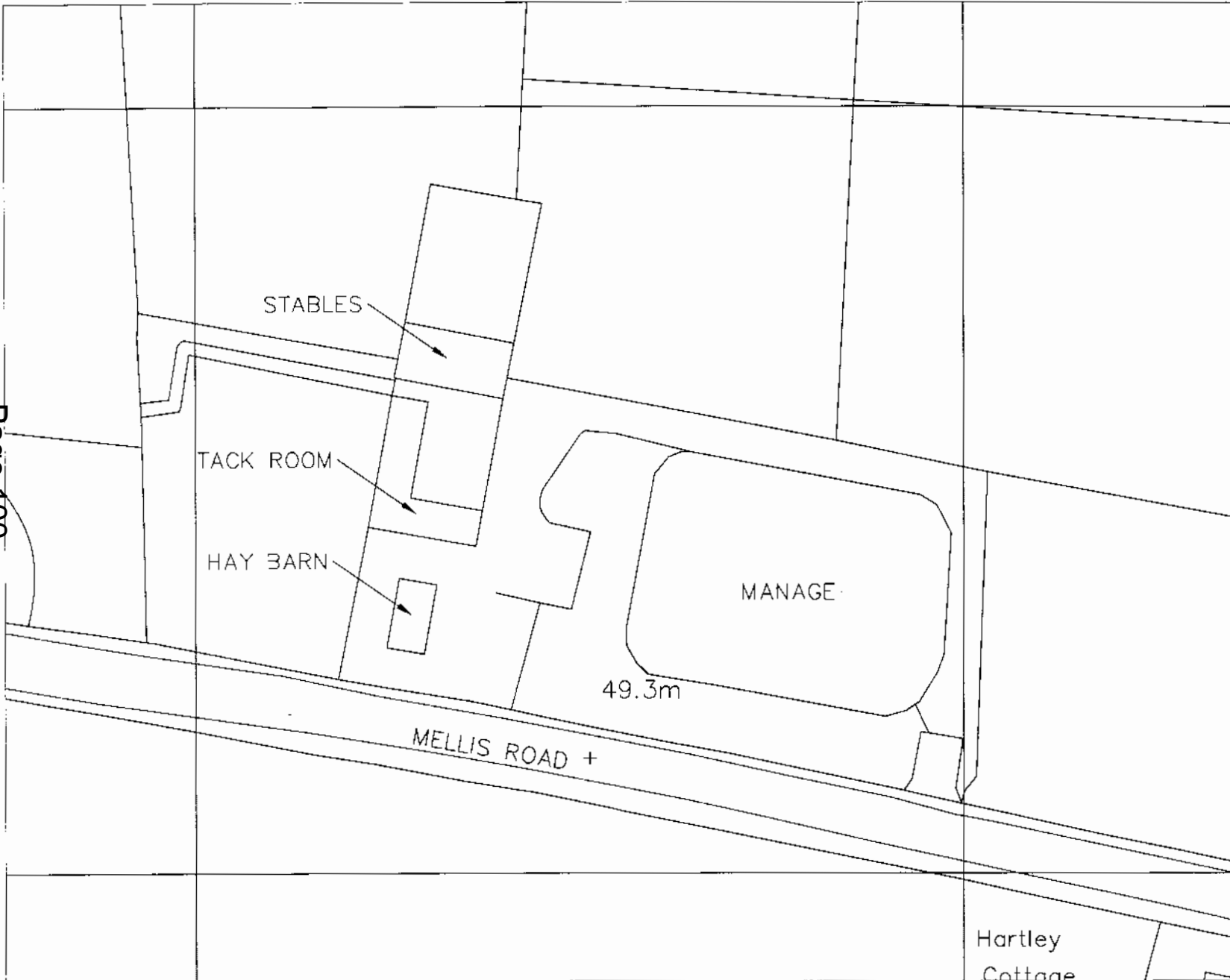
Cotton Consulting
 3 The Meadows, Cotton, Stowmarket,
 Suffolk, IP14 4NZ
 TEL: 01449 780347

Client: Cabherine Emery
 Project: Yaxley Manor House
 Mellis Road Yaxley
 IP23 8DG

Title: Location Plan

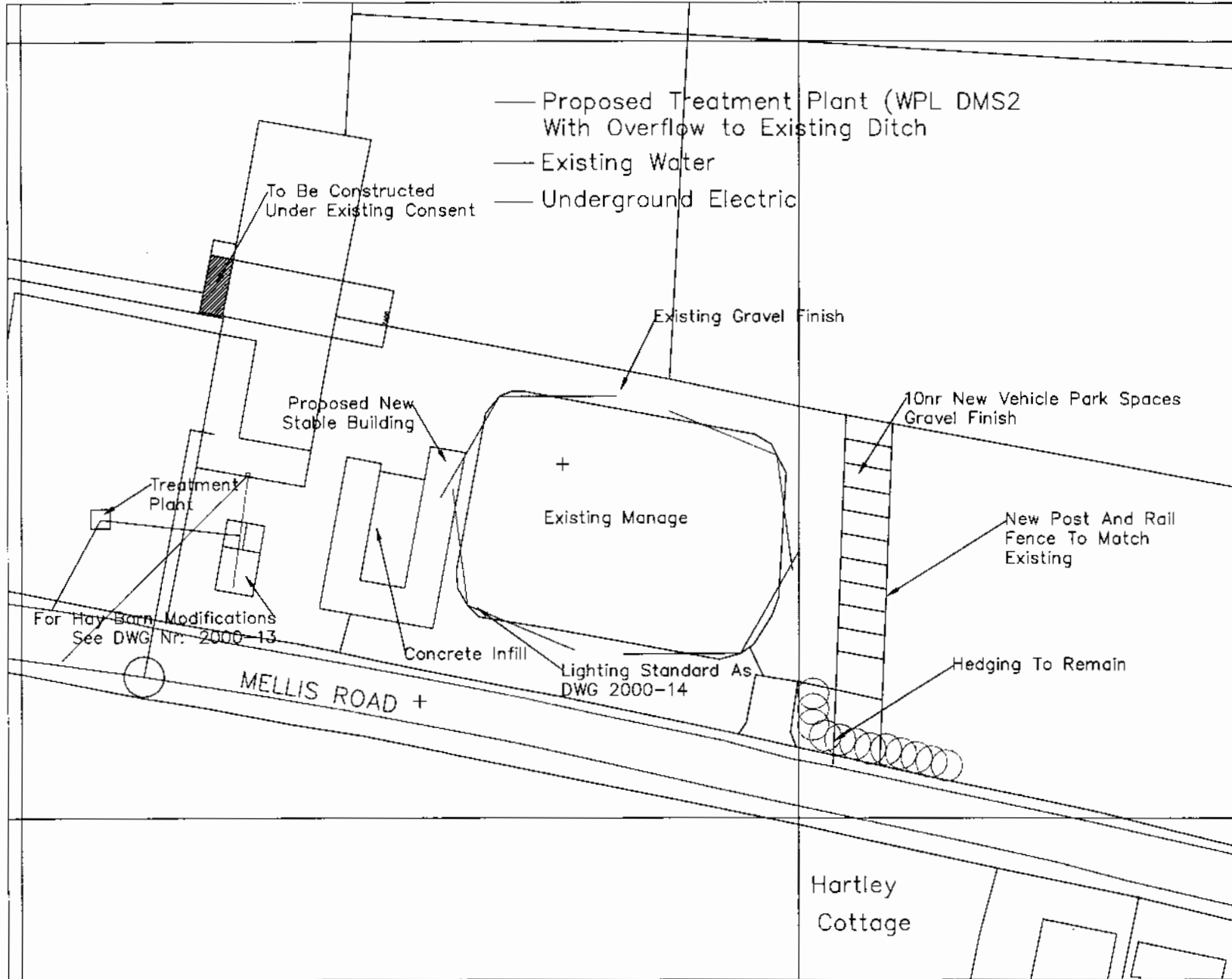
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Drawing No.	2000-18	Rev.	A





28

Rev	Revision	Checked by	Date
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3 The Meadows, Cotton, Stowmarket, Suffolk, IP14 4NZ TEL: 01449 780347			
Client Catherine Emery			
Project Yaxley Manor House Mellis Road Yaxley IP23 8DG			
Title Existing Site Plan			
Drawn by	SG	Date	08/04/18
Traced by	-	Date	-
Checked by	GG	Date	-
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Drawing No. 2000-02			



- Proposed Treatment Plant (WPL DMS2 With Overflow to Existing Ditch)
- Existing Water
- Underground Electric

To Be Constructed Under Existing Consent

Existing Gravel Finish

10nr New Vehicle Park Spaces Gravel Finish

Existing Manage

New Post And Rail Fence To Match Existing

For Hay Barn Modifications See DWG Nr: 2000-13

Concrete Infill

Lighting Standard As DWG 2000-14

Hedging To Remain

MELLIS ROAD +

Hartley Cottage

B	Add Light Spread	GG	26.04.16
A	Add. Info	GG	24.04.16
Rev	Revision	Checked by	Date

Cotton Consulting

3 The Meadows, Cotton, Stowmarket, Suffolk, IP14 4NZ
TEL: 01449 780347

Client
Catherine Emery

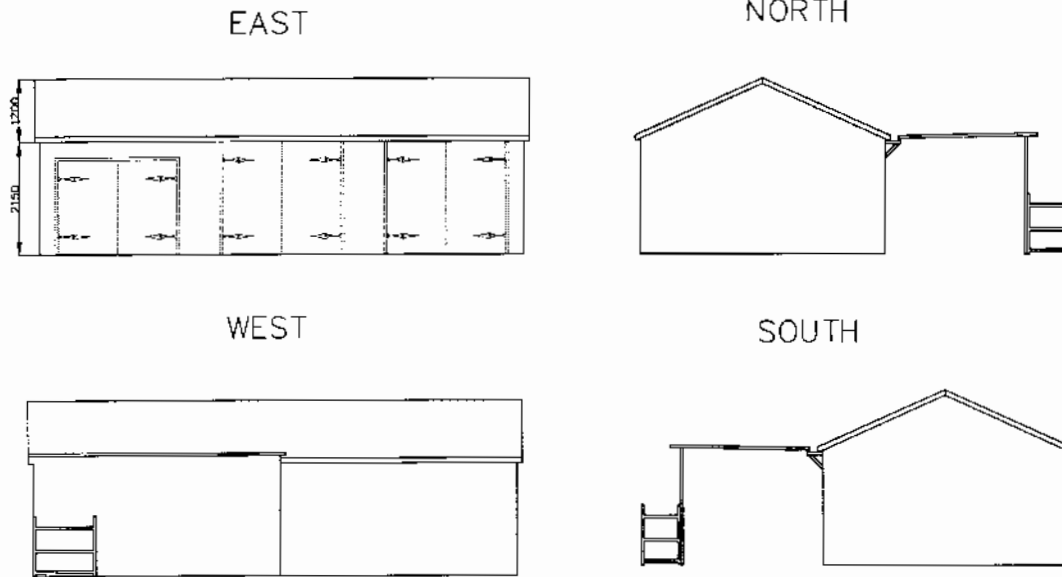
Project
Yaxley Manor House
Mellis Road
Yaxley
IP23 8DG

Title
Proposed Site Plan

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Traced by	--	Date	--
Checked by	GG	Date	--
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Drawing No. 2000-098

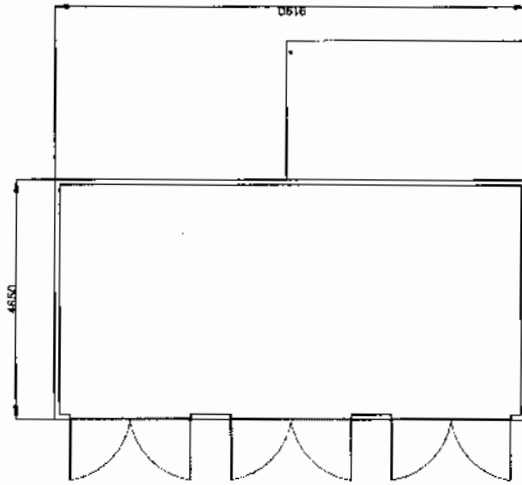
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HAY BARN EXISTING ELEVATIONS

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Client Catherine Emery			
Project Yaxley Manor House Mellis Road Yaxley IP23 8DG			
Title Hay Barn Existing Elevations			
Drawn by	SG	Date	06/04/18
Traced by	-	Date	-
Checked by	GG	Date	-
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Drawing No.	2000-03		

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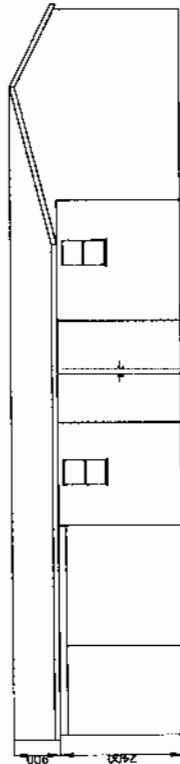
HAY BARN EXISTING FLOOR PLAN

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Client Catherine Emery			
Project Yanley Manor House Mells Road Yarley IP23 8DG			
Title Hay Barn Existing Floor Plans			
Drawn by	SC	Date	06/04/16
Treated by	-	Date	-
Checked by	GS	Date	-
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Drawing No. 2000-04			

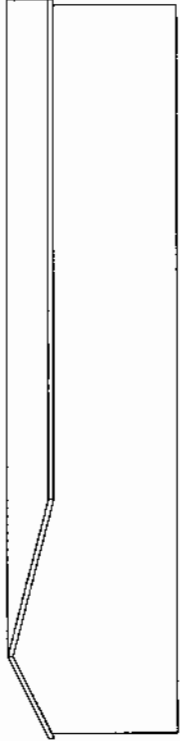
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TACK ROOM EXISTING ELEVATIONS

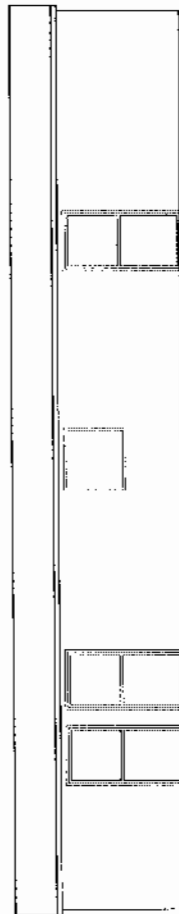
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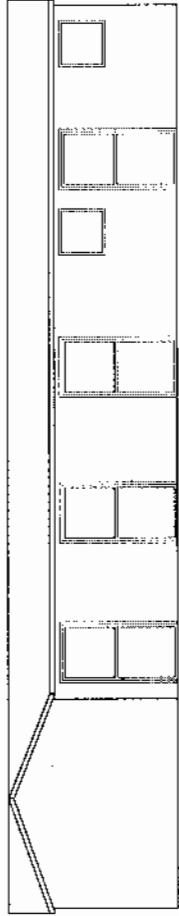
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WEST

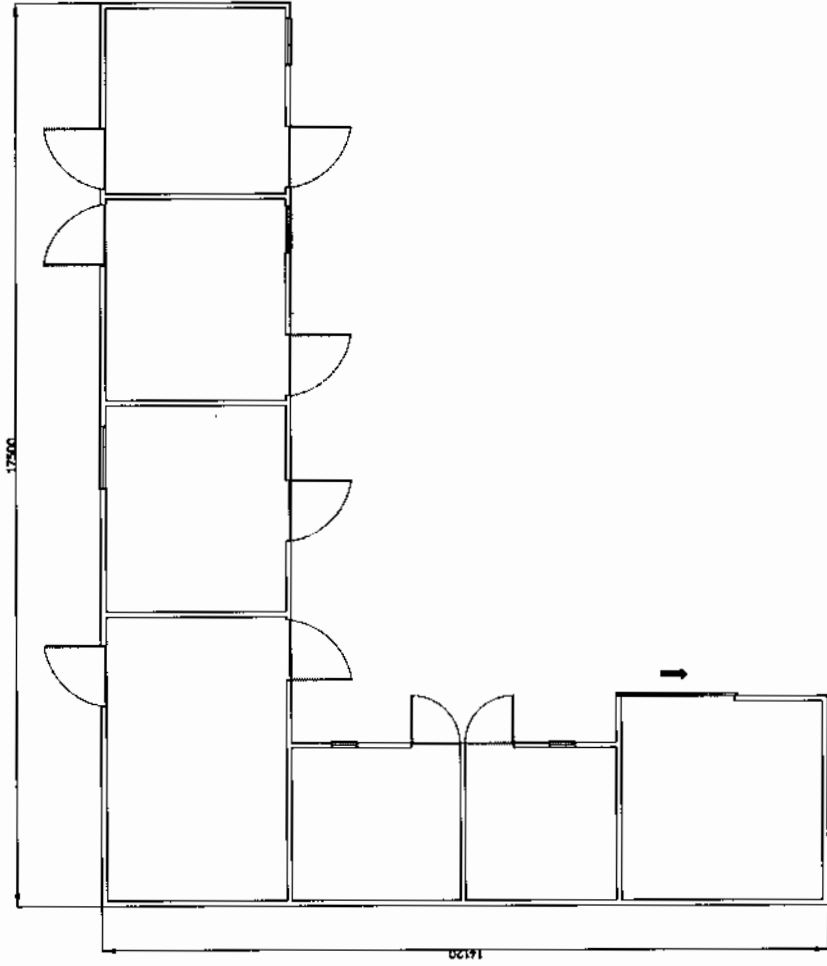


EAST



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Client Catherine Emery			
Project Yarley Manor House Mellis Road Yarley IP23 8DG			
Title Tack Room Existing Elevations			
Drawn by	SG	Date	05/04/16
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Checked by	GG	Date	-
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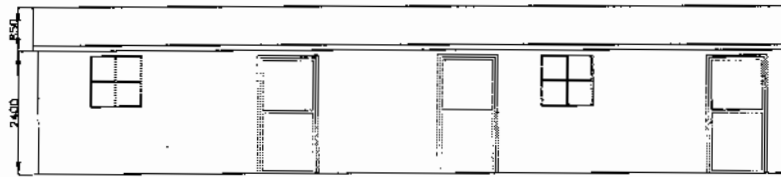
TACK ROOM EXISTING FLOOR PLAN



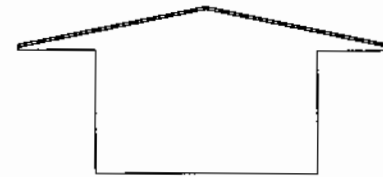
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Client		Catherine Emery	
Project		Yaxley Manor House Mellis Road Yaxley IP23 8DG	
Title Tack Room Existing Floor Plans			
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Checked by	GD	Date	-
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Drawing No.		2000-05	

STABLE EXISTING ELEVATIONS

SOUTH



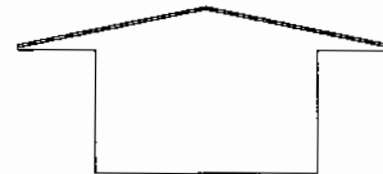
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NORTH



EAST

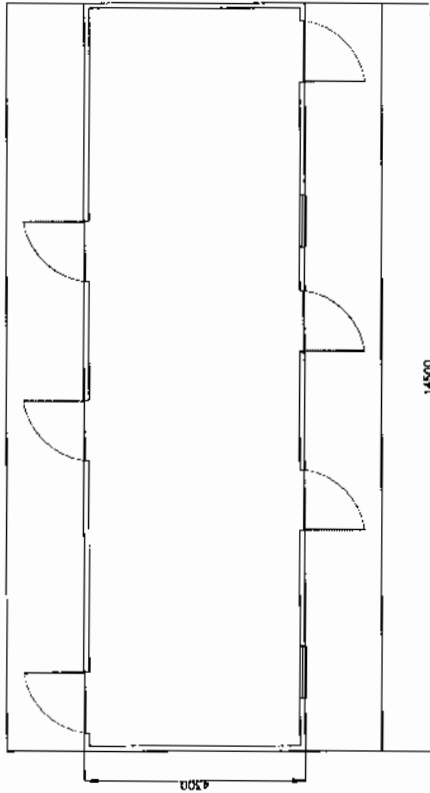


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Client Catherine Emery			
Project Yaxley Manor House Mellis Road Yaxley IP23 8DG			
Title Stable Existing Elevations			
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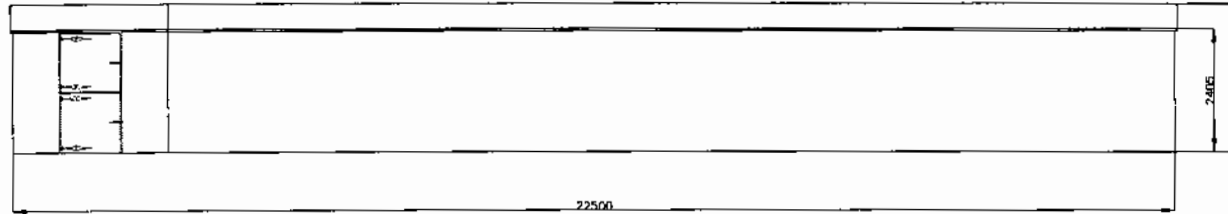
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STABLE EXISTING FLOORS

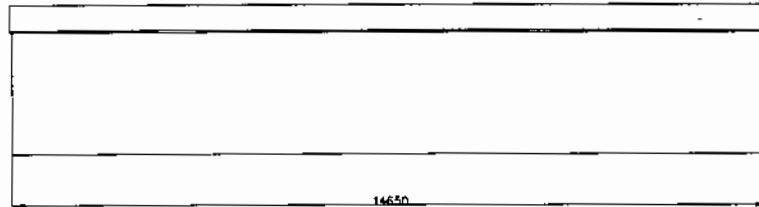


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3 The Meadows, Cotton, Stowmarket, Suffolk, IP14 4NZ TEL: 01448 780347			
Client Catherine Emery			
Project Yaxley Manor House Mellis Road Yaxley IP23 8DG			
Title Stable Existing Floor Plans			
Drawn by	SG	Date	06/04/16
Traced by	-	Date	-
Checked by	SG	Date	-
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Drawing No. 2000-08			

WEST ELEVATION

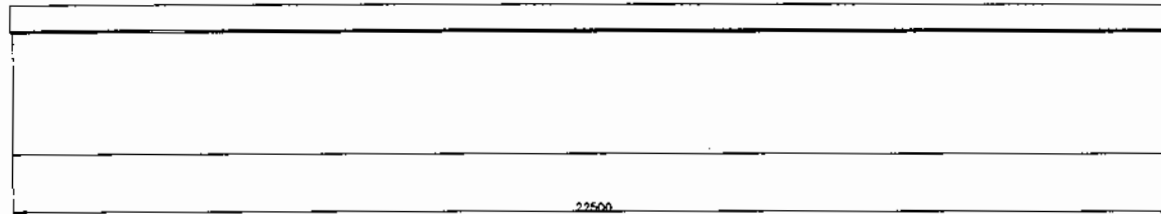


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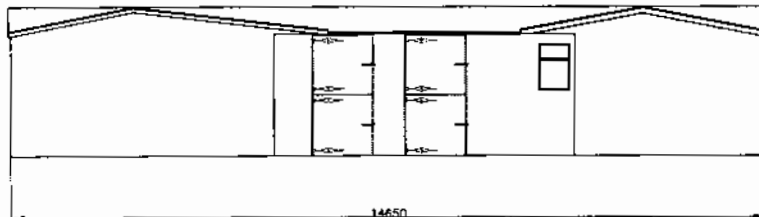


NEW STABLE PROPOSED ELEVATIONS

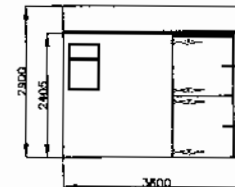
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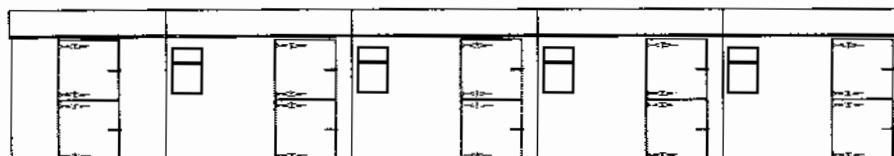
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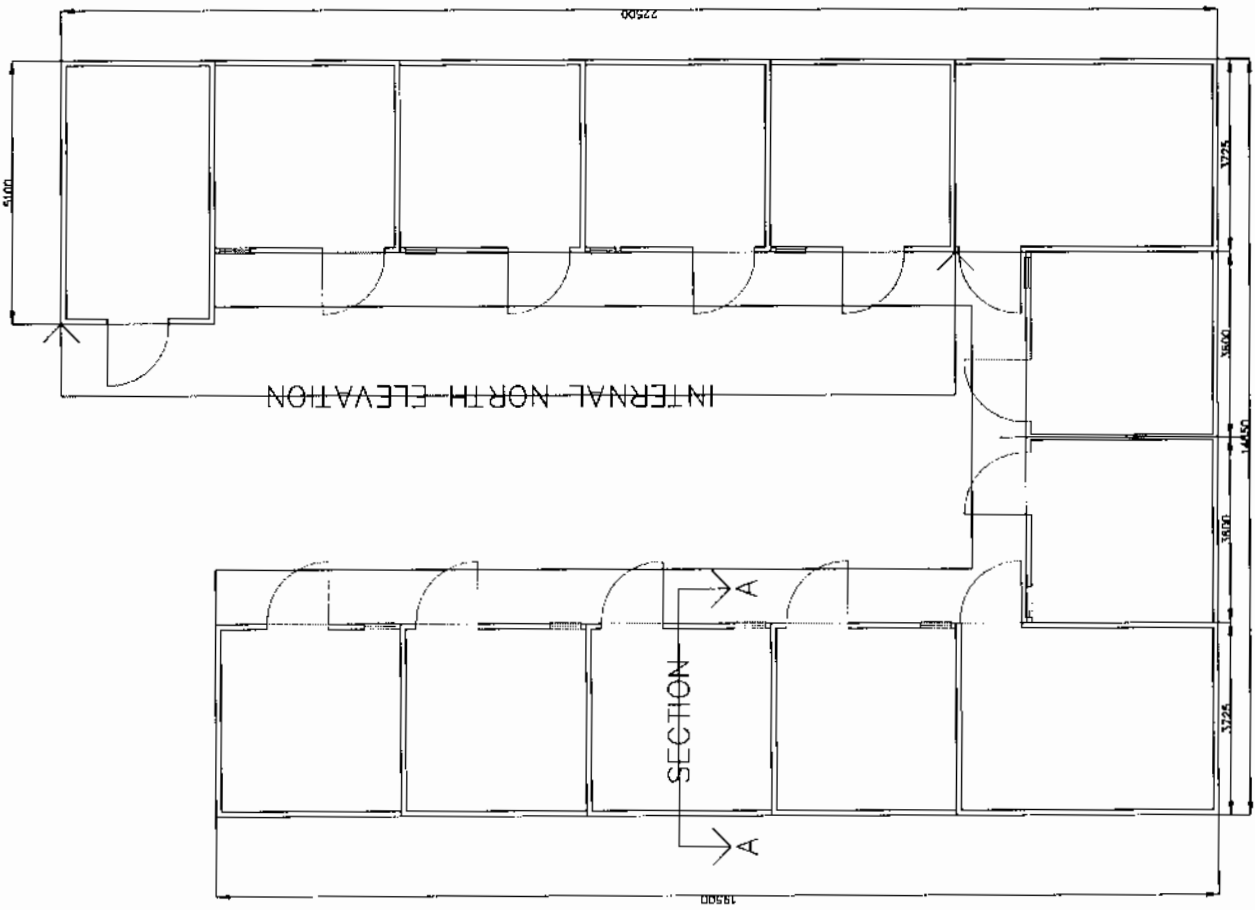
TYPICAL ELEVATION



INTERNAL NORTH ELEVATION



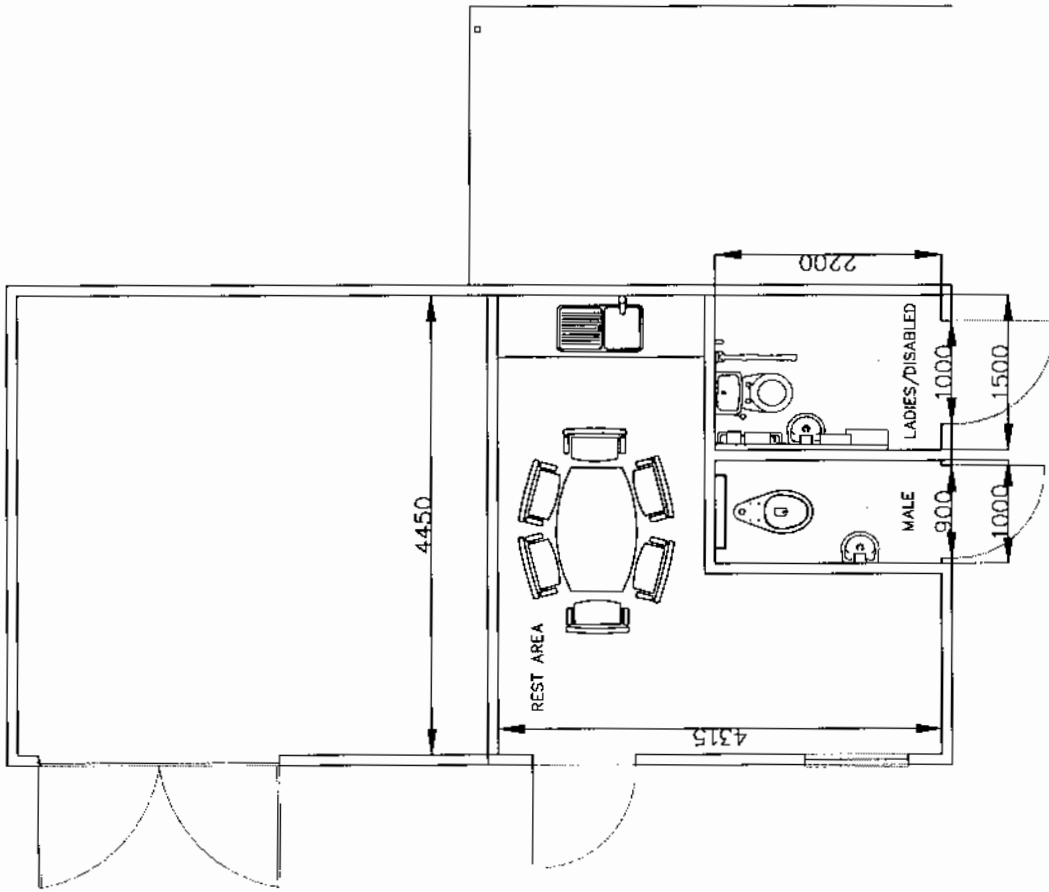
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3 The Meadows, Cotton, Stowmarket, Suffolk. IP14 4NZ TEL: 01449 780347			
Client Catherine Emery			
Project Yaxley Manor House Mellis Road Yaxley IP23 8DG			
Title New Stables Proposed Elevations			
Drawn by	SG	Date	06/04/16
Traced by	-	Date	-
Checked by	GG	Date	-
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Drawing No.	2000-10		



NEW STABLE PROPOSED FLOOR PLAN

Rev#	Revision	Checked By	Date
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Client Catherine Emery			
Project Yaxley Manor House Mellis Road Yaxley IP23 8DG			
Title New Stables Proposed Floor Plans			
Drawn by	SC	Date	06/04/16
Traceed by	-	Date	-
Checked by	GG	Date	-
Scale	1:100	Job No.	200
Drawing No. 2000-11			

HAY BARN PROPOSED FLOOR PLAN



Rev	Revision	Checked By	Date
Cotton Consulting			
3 The Meadows, Colton, Stowmarket, Suffolk, IP14 4NZ TEL: 01448 780347			
Client Catherine Emery			
Project Yaxley Manor House Mellis Road Yaxley IP23 8DG			
Title Hay Barn Proposed Floor Plans			
Drawn by	SC	Date	06/04/16
Traced by	-	Date	-
Checked by	SC	Date	-
Scale	1:50	Alt No.	200
Drawing No.		2000-13	

Black Onduline Roof Sheets

Roofing construction 100 x 50mm sawn purlins at 600mm centres

UPVC Guttering

1050mm Ply lined overhang

68 x 38mm wall struts at 600mm centres

Ex 19 x 125mm ship lap boarding externally

Single course Class 1 brickwork to perimeter and partition walls

Concrete base on hardcore subfill by others

1050

3725

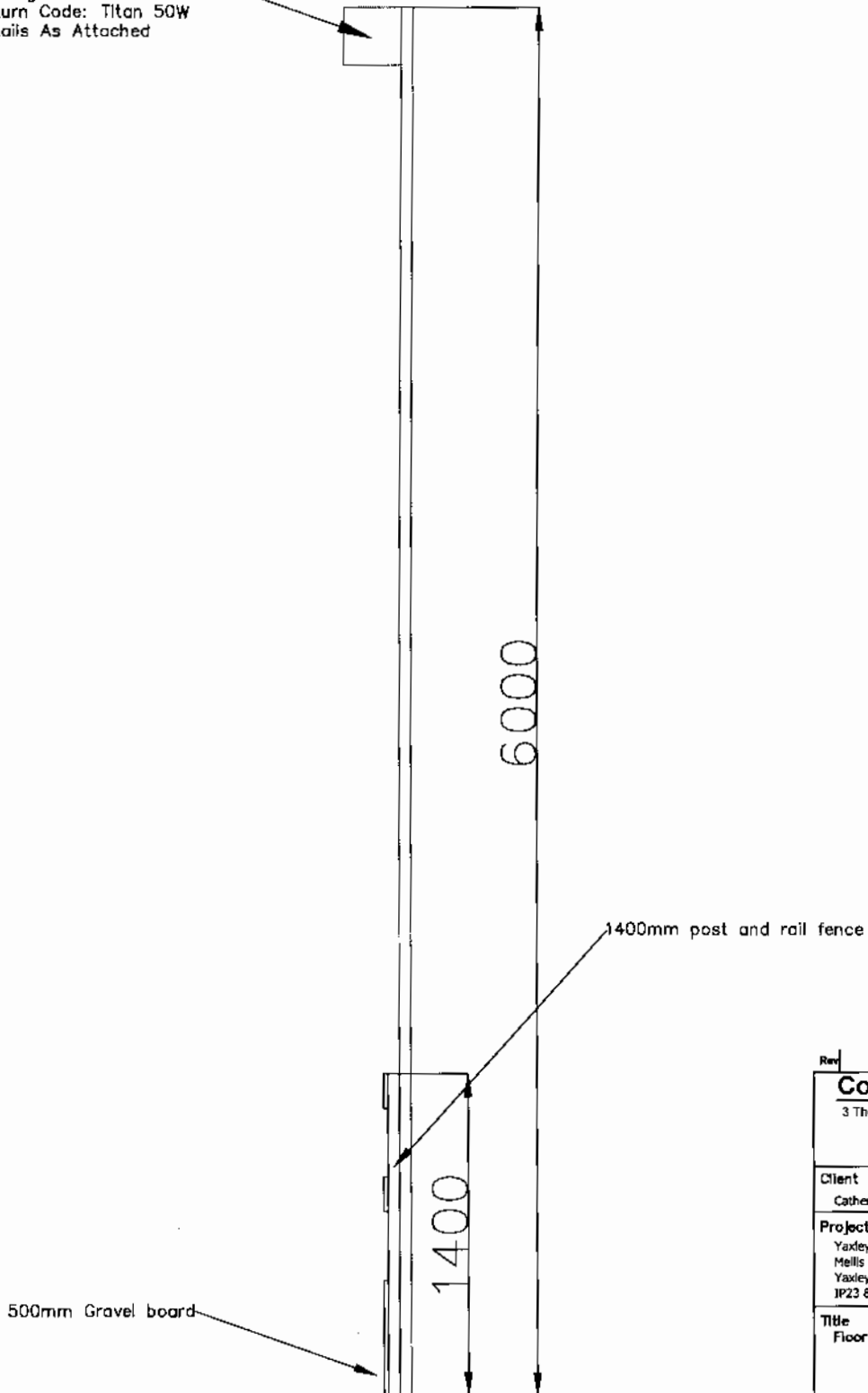
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SECTION A-A

Rev	Revision	Checked by	Date
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Client Catherine Emery			
Project Yaxley Manor House Mellis Road Yaxley IP23 8DG			
Title Section A-A			
Drawn by	SG	Date	06/04/16
Traced by	--	Date	--
Checked by	GG	Date	--
Scale	1:20	Job No.	200
Drawing No. 2000-12			

LIGHTING STANDARD

Titan 50W LED
Floodlight
Saturn Code: Titan 50W
Details As Attached



Rev	Revision	Checked by	Date
Cotton Consulting			
3 The Meadows, Cotton, Stowmarket, Suffolk, IP14 4NZ TEL: 01449 780347			
Client Catherine Emery			
Project Yaxley Manor House Mellis Road Yaxley JP23 8DG			
Title Floor Light Detail			
Drawn by	SG	Date	06/04/16
Traced by	-	Date	-
Checked by	GG	Date	-
Scale	1:20	Job No.	200
Drawing No.	2000-14		

TITAN 50W LED FLOODLIGHT

www.saturnled.eu

Saturn Code: TITAN50W

General Details	Light Source	Electrical	Installation	Origin & Markets	Materials
<p>Description 50W LED floodlight IP65 50W Profile</p> <p>Finish Textured Black or Grey</p> <p>Overall dims (mm) 230mm Height 200mm Width 110mm Depth</p> <p>Product Weight 5.4kg</p> <p>Carton Weight / Material 9.3kg</p> <p>Packaging Sizes / Packed Weight 345mm Height 120mm Width 490mm Depth (5.5kg)</p> <p>Packaging & Labeling Guidelines As requested by customer</p> <p>Bar Coding As requested by customer</p> <p>Ingress Protection (IP) IP65</p>	<p>Rated Wattage 50Watt (V=5)</p> <p>Lumens 4600lm</p> <p>Lumens Per Watt 92lm/W</p> <p>Recommended Product Location Security, car parking, parks and general sports fields</p> <p>Light Source (Brand) EpiStar KOB - LED</p> <p>Includes an inbuilt long LED termination cover</p> <p>Colour Temperature (K) Kelvin 4000K - Cool White</p> <p>Colour Rendering Index CRI: Ra CR Ra80</p> <p>LED Source Life (Hrs) Average life of 50,000 Hrs</p> <p>Beam Angle 120°</p> <p>LED Working Temperature 40°C</p>	<p>Voltage (V) 240V 50-60 AC</p> <p>Running current (I) 0.26Amps</p> <p>Total running Wattage (W) 60W (Includes light source and control gear)</p> <p>Electrical Classification Class 1</p> <p>Power Factor Correction (PFC) 0.93</p> <p>LED Driver Constant Current LED Driver 50W 120V AC Serial No. 04 Max 02007</p>	<p>Distance from illuminated object 1.5m</p> <p>Method Of Fix Twin Fix bracket</p> <p>Recommend Working Temperature Min: -20°C to Max: 40°C</p> <p>Instruction Sheet Yes - Attached</p>	<p>Country of Manufacture China</p> <p>Intended Market UK, Australia, NZ, Africa</p>	<p>Main Housing Material Die cast aluminium body with galvanneal 2 part zinc bracket</p> <p>Front Shield Clear</p> <p>Fixings (Main Housing) Steel screws</p>



Approvals

5 Year Guarantee
Marks & Symbols
Quality Assurance System

Approved by customer
CE
Traceability - Mark has BS EN 61348

Certificate of Conformity
Batch coding details on product
Manufactured in accordance to:

Saturn Technical
Traceability - Markings: IAS/NZ PG 598-1
BS EN 60598-2-11 and AS/NZS 60598-2-11



+44 (0) 28 8788 0063 (NI)



sales@saturnled.eu



SATURNLED.EU

Intelligent lighting

Rev	Revision	Checked by	Date
-----	----------	------------	------

Cotton Consulting

3 The Meadows, Cotton, Stowmarket,
Suffolk, IP14 4NZ
TEL: 01449 780347

Client

Catherine Emery

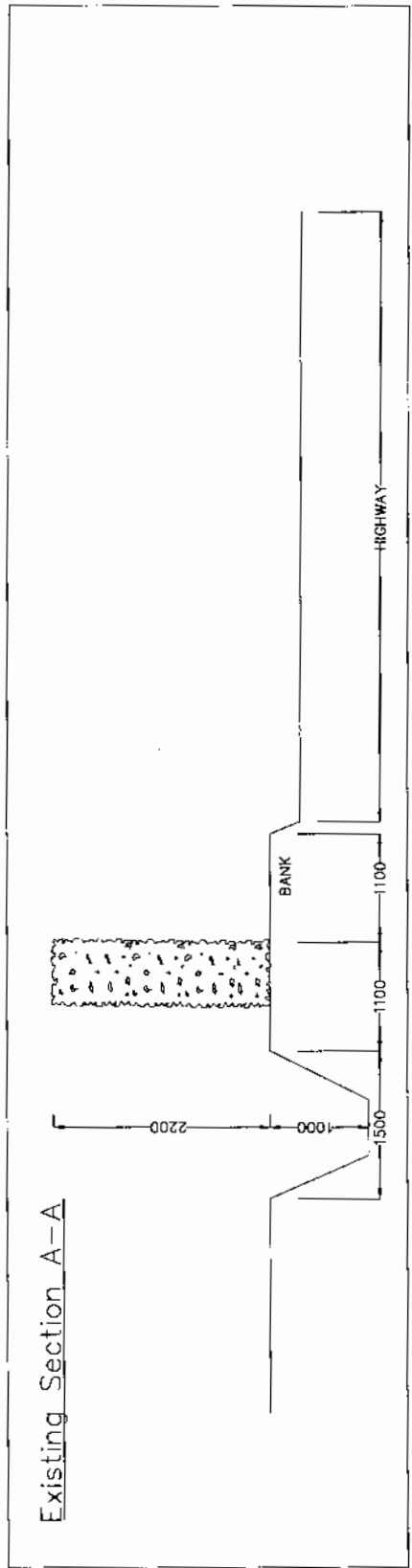
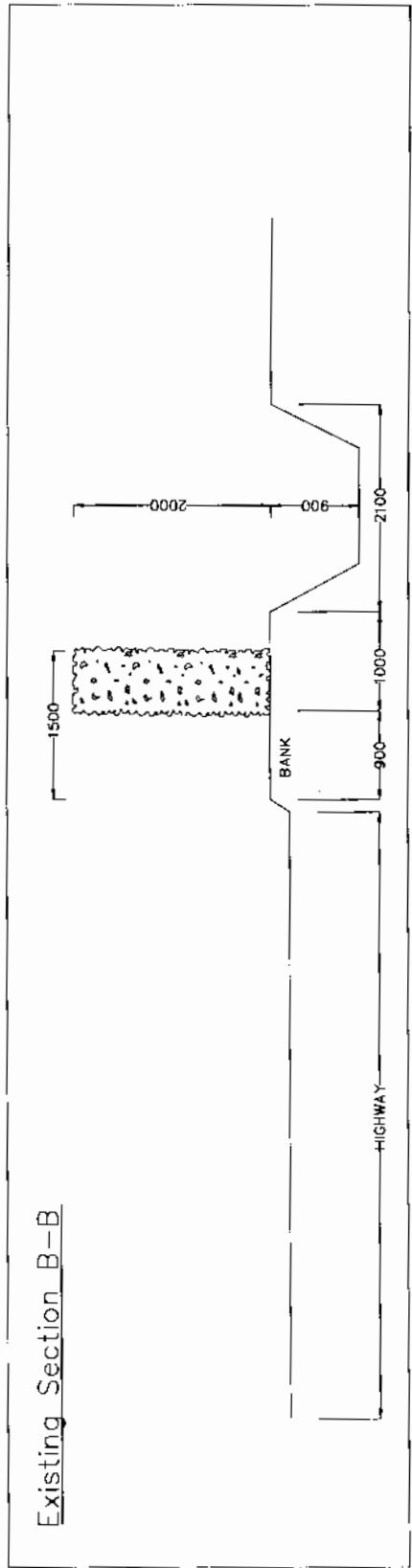
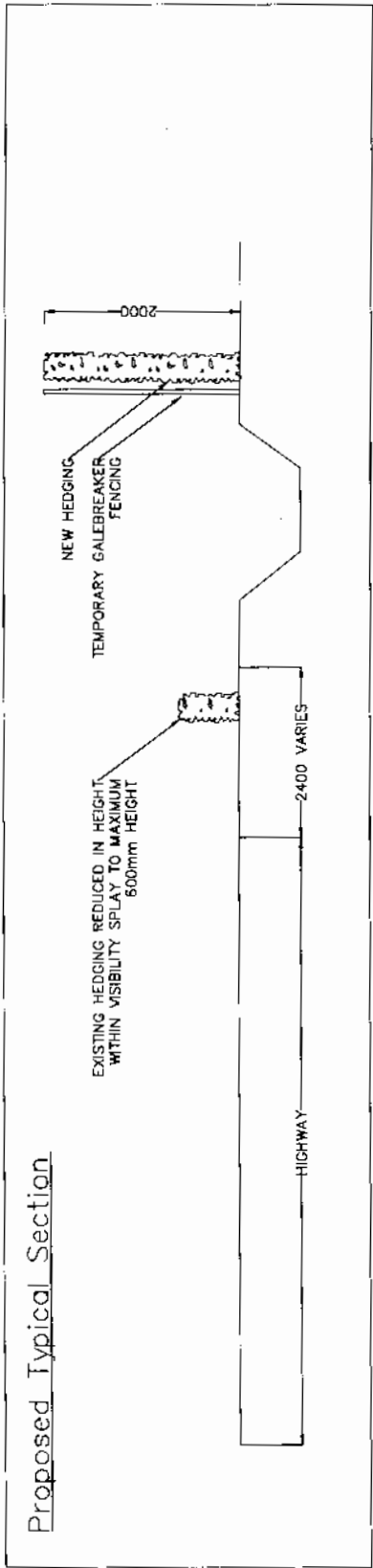
Project

Yaxley Manor House
Mellis Road
Yaxley
IP23 8DG

Title

Lighting Standard

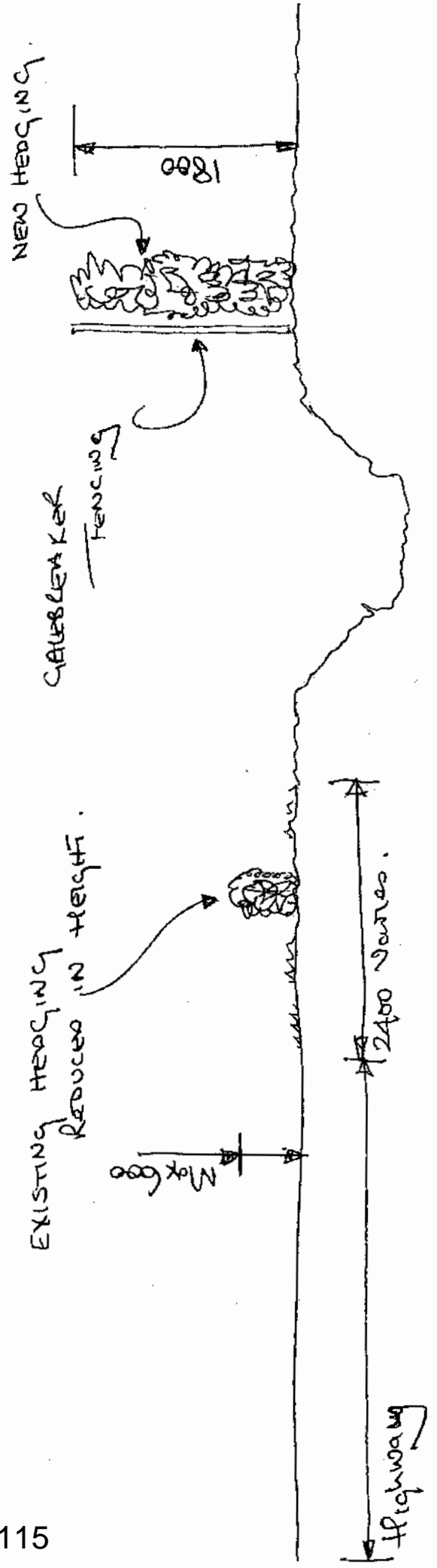
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Traced by	-	Date	-
Checked by	GG	Date	-
Scale	N/A	Job No.	200
Drawing No.	2000-16		



Rev	Revision	Checked By	Date
Cotton Consulting			
3 The Meadows, Cotton, Stowmarket, Suffolk, IP14 4NZ TEL: 01448 760347			
Client Catherine Emery			
Project Yardley Manor House Mells Road Yardley IP23 8DG			
Title Sections			
Drawn by	ECJB	Date	22.07.16
Traced by	-	Date	-
Checked by	GG	Date	22.07.18
Scale	1:250	Sheet No.	200
Drawing No. 2000-19			Rev. -

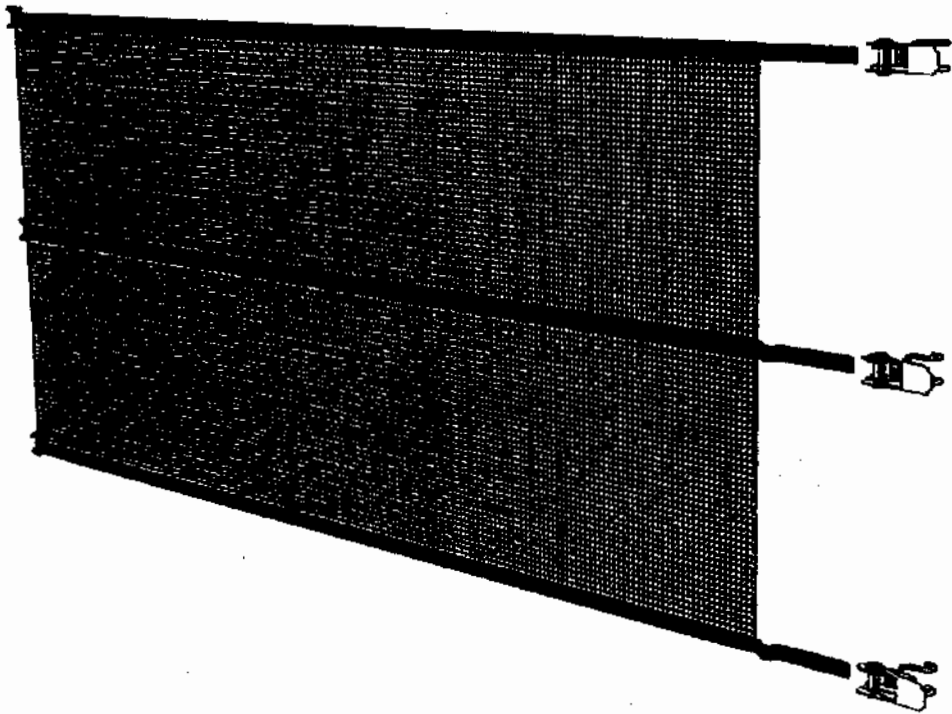
Cotton Consulting

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Cotton Consulting.

Dewey Nr:- 2000 - Sic 2.



Galebianus fencing

From: Philip Freeman [mailto:philip.c.freeman@btinternet.com]
Sent: 26 May 2016 10:33
To: Stephen Burgess
Subject: RE: Consultation on Planning Application 1822/16

Dear Stephen,

Please see below the comments from Yaxley Parish Council on this application:
 Yaxley Parish Council supports the application but on the following conditions:

1. There must be a turning circle on the property large enough for horse boxes to turn round.
2. A visibility splay is needed with a clear field of vision, which allows vehicles to be seen, particularly from the Mellis direction. In particular this applies at the beginning and end of the school day when the traffic is particularly heavy on the Yaxley to Mellis Road.
3. Urine from the horses must not be allowed to pollute waterways.

Regards,
 Philip Freeman
 Clerk to Yaxley Parish Council

From: Stephen Burgess [mailto:Stephen.Burgess@baberghmidsuffolk.gov.uk]
Sent: 17 May, 2016 12:23 PM
To: Parish Meeting - Yaxley <philip.c.freeman@btinternet.com>
Subject: FW: Consultation on Planning Application 1822/16

Dear Philip,

I can confirm agreement to an extension of time until 27th May for this application.

Regards

Stephen Burgess
 Planning Officer - Development Management
 Mid Suffolk & Babergh District Councils - Working Together

MSDC Tel. 01449 724531
 Email: Stephen.Burgess@baberghmidsuffolk.gov.uk
 Web: www.midsuffolk.gov.uk

Please note, I normally work Tuesday, Wednesday, and Thursday

***** Community Infrastructure Levy (CIL) is now adopted in Mid Suffolk and Babergh.
 Charging started on 11th April 2016. See our websites for the latest information here: [CIL in Babergh](#) and [CIL in Mid Suffolk](#) ******

From: Philip Freeman [mailto:philip.c.freeman@btinternet.com]
Sent: 14 May 2016 16:37
To: Planning Admin
Subject: FW: Consultation on Planning Application 1822/16

Please see below Yaxley Parish Council's request for an extension of the deadline until 27th May 2016 as there is a Parish Council meeting on 25th May 2016 and it would be helpful if this application could be considered then. I have not had a response.

Many thanks,
Philip Freeman
Clerk to Yaxley Parish Council

From: Philip Freeman [<mailto:philip.c.freeman@btinternet.com>]
Sent: 4 May, 2016 4:52 PM
To: 'planningadmin@midsuffolk.gov.uk' <planningadmin@midsuffolk.gov.uk>
Subject: RE: Consultation on Planning Application 1822/16

Yaxley Parish Council requests an extension of the deadline until 27th May 2016 as there is a Parish Council meeting on 25th May 2016 and it would be helpful if this application could be considered then.

Many thanks,
Philip Freeman
Clerk to Yaxley Parish Council

From: planningadmin@midsuffolk.gov.uk [<mailto:planningadmin@midsuffolk.gov.uk>]
Sent: 4 May, 2016 9:40 AM
To: philip.c.freeman@btinternet.com
Subject: Consultation on Planning Application 1822/16

Correspondence from MSDC Planning Services.

Location: Yaxley Manor House, Mellis Road, Yaxley, IP23 8DG

Proposal: Change of use of land and buildings to commercial livery stabling and paddocks with erection of additional stabling, provision of flood lighting to existing manege, provision of car parking and fencing, partial conversion of hay barn to welfare facilities, provision of package treatment plant, and use of existing vehicular access.

We have received an application on which we would like you to comment. A consultation letter is attached. To view details of the planning application online please click [here](#)

We request your comments regarding this application and these should reach us within 21 days. Please make these online when viewing the application.

Comments from MELLIS PARISH COUNCIL in respect of:

1822/16

REF: ~~1807~~ 16 YAXLEY MANOR HOUSE, MELLIS ROAD, YAXLEY, IP23 8DG. Change of use of land and buildings to commercial livery stabling and paddocks with erection of additional stabling, provision of flood lighting to existing manege, provision of car parking and fencing, partial conversion of hay barn to welfare facilities, provision of package treatment plant, and use of existing vehicular access.

Mellis Parish Council OBJECTS to this application and wishes to raise concerns about the following matters:

- Highways issues. Serious concerns about the conflict with school parking at school drop off and pick up times. Noting that school parking regularly extends east to a point opposite the access to this site Mellis PC is concerned about the mix of horses/horse transport and other vehicles entering and exiting the site through the existing access gate could add significantly to the problems already experienced on this road.
- Inadequate access from the entrance onto highway with poor visibility (high roadside hedges) for the potential and unspecified number of vehicle movements which is likely to include lorries (horse transport/feed & bedding suppliers) on/off of the site.
- No summary of potential vehicle movements, which realistically could be far more than just clients cars.
- Proposed on-site parking. Considered inadequate to cover the needs of 3-4 staff plus 17 potential clients, and the many other associated professionals often required by horse owners. No apparent provision for the parking and turning of horse boxes and trailers associated with the holiday let business or any other clients.
- Light pollution. The effect of the proposed 6m high manege lighting over near neighbours that border the proposed site and the wider area. This includes impact on the Conservation Area of Mellis, designated a visually important open space and special landscape area in the Local Plan and the setting of the Grade II* Listed Building "Yaxley Manor".
- Noise and disturbance to neighbouring properties. Noting that there are several domestic properties in close proximity to the site the Council has concerns about the amount of noise a livery yard operating from early morning to late evening will have on these properties. The proposed car park and entrance is in very close proximity to two residential dwellings. The Council is concerned that the proposed 7am opening times stated on the application are unrealistic and clients may well wish to attend their horses much earlier in the day to meet work requirements, travelling to horse shows etc.
- Drainage. Concerns about surface water runoff from the yard. With a total of 19 stables a significant amount of contaminated runoff could occur (washing stable floors/bathing of horses/cleaning out of horse transport/etc). There is no indication of how the applicant intends to prevent this entering and polluting nearby watercourses.

- The applicant states waste (manure) will be placed in a trailer. There is no indication of where the muck trailer will be sited or any provision for the handling of polluted runoff from this, which again could find its way into nearby watercourses. Is the waste to be taken off site or handled/stored on land within the applicant's ownership? 19 stables will generate a considerable amount of waste the Council needs to be confident that this will not be the source of odour or nuisance to nearby properties.

MID SUFFOLK DISTRICT COUNCIL**MEMORANDUM**

TO: Stephen Burgess Development Control Team
FROM: Environmental Protection Team DATE: 01.06.2016
YOUR REF: 1822/16/FUL
SUBJECT: Yaxley Manor House, Mellis Road, Yaxley

Thank you for consulting me on the above application.

In respect of other environmental health issues I do not have any objection to the proposal but would recommend the following conditions in order to mitigate any adverse effects from floodlighting and the storage and disposal of manure.

1. No means of lighting shall be installed to the external manure except in accordance with details of an illumination scheme (to include luminaire types, position, height, aiming points, lighting levels and a polar illuminance diagram, based on the vertical plane to reflect the impact on surrounding residential premises) which shall have been submitted to and approved in writing by the local planning authority and shall be implemented and retained as approved.
2. Prior to the operation and use of the stables, the applicant is required to submit a detailed waste management plan (to include the collection and disposal of solid and liquid wastes) to the local planning authority for approval in writing and following its approval the operation of waste collection and storage shall be carried out at all times in compliance with it.

Reason. To protect the amenity and mitigate adverse impacts to neighbouring residential premises from light pollution and odour or fly nuisance.

I trust this advice is of assistance.

David Harrold MCIEH

Senior Environmental Health Officer



Consultation Response Pro forma

1	Application Number	1822/16 Yaxley Manor House
2	Date of Response	17.6.16
3	Responding Officer	Name: Paul Harrison
		Job Title: Heritage Enabling Officer
		Responding on behalf of... Heritage
4	Summary and Recommendation (please delete those N/A) Note: This section must be completed before the response is sent. The recommendation should be based on the information submitted with the application.	<ol style="list-style-type: none"> The Heritage Team considers that the proposal would cause <ul style="list-style-type: none"> less than substantial harm to a designated heritage asset because it would increase built form and activity in the setting of the listed building. However the level of harm is considered very low. The Heritage Team recommends that the harm be weighed against any public benefits of the scheme.
5	Discussion Please outline the reasons/rationale behind how you have formed the recommendation. Please refer to any guidance, policy or material considerations that have informed your recommendation.	<p>Yaxley Manor house is a large house to the north of Mellis Road, formerly the Manor House, with outbuildings to the north and north east, gardens to the east, and other properties to the west. Beyond the gardens is an area of open pasture, to the east of which stand the existing stable building, manege and other equestrian structures. These features sit in the wider rural landscape. There is a sense of detachment of this group from the Manor House although it sits in the setting of the listed building.</p> <p>The proposal is to develop the equestrian activity on a business basis with a new stable building and alterations to existing buildings. The amount of built form will increase, although its overall extent will be unchanged, carparking will be provided, and the level of use will increase.</p> <p>These will have some impact on the rural character of the setting of the listed building, but given the existing situation adverse impact on setting will be marginal or at worst very low.</p> <p>Officers or Members should weigh this harm (and any other harm) against any public benefits of the scheme, which might include securing the future of the Manor House, providing employment and stimulating economic activity locally.</p>
6	Amendments, Clarification or Additional	

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

	<p>Information Required (if holding objection)</p> <p>If concerns are raised, can they be overcome with changes? Please ensure any requests are proportionate</p>	
7	<p>Recommended conditions</p>	

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

From: David Pizzev
Sent: 10 May 2016 11:51
To: Stephen Burgess
Cc: Planning Admin
Subject: 1822/16 Yaxley Monor House, Yaxley.

Stephen

The trees potentially affected by this proposal are of insufficient amenity value to warrant being a constraint.

David

David Pizzev
Arboricultural Officer
Hadleigh office: 01473 826662
Needham Market office: 01449 724555
david.pizzev@babberghmidsuffolk.gov.uk
www.babergh.gov.uk and www.midsuffolk.gov.uk
Babergh and Mid Suffolk District Councils - Working Together

Consultee Comments for application 1822/16

Application Summary

Application Number: 1822/16

Address: Yaxley Manor House, Mellis Road, Yaxley, IP23 8DG

Proposal: Change of use of land and buildings to commercial livery stabling and paddocks with erection of additional stabling, provision of flood lighting to existing manege, provision of car parking and fencing, partial conversion of hay barn to welfare facilities, provision of package treatment plant, and ?use of existing vehicular access.

Case Officer: Stephen Burgess

Consultee Details

Name: Mrs Susan Francis

Address: Mid Suffolk District Council 131 High Street, Needham Market, Ipswich IP6 8DL

Email: susan.francis@midsuffolk.gov.uk

On Behalf Of: MSDC - Planning Enforcement (retention applications and existing enf case)

Comments

There is no current planning enforcement investigation relating to this application site.

114

From: Nathan Pittam
Sent: 06 May 2016 09:18
To: Planning Admin
Subject: 1822/16/FUL. EH - Land Contamination.

M3 : 178245

1822/16/FUL. EH - Land Contamination.

Yaxley Manor House, Mellis Road, Yaxley, EYE, Suffolk, IP23 8DG.

Change of use of land and buildings to commercial livery stabling and paddocks with erection of additional stabling, provision of flood lighting to existing manege, provision of car parking and ...

Many thanks for your request for comments in relation to the above application. I have reviewed the application and can confirm that I have no objection to the proposed change of use.

Regards

Nathan

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

From: Kyle Porter
Sent: 31 May 2016 12:56
To: Stephen Burgess
Subject: Mellis Road, Yaxley

Dear Stephen,

After discussions with our Area Office, we have come to the conclusion that yes SCC are aware of an on street parking issue stemming from the school however, the current proposal will not intensify this problem.

The school are currently planning to create a car park however the scheme has been put on hold due to a lack of funding.

SCC believes it would be unjust to recommend the current application be refused for parking issues considering the site does not contribute to this problem.

Regards,

Kyle Porter
Development Management Technician
Central Area
Resource Management
Suffolk County Council
Endeavour House, Russell Road, Ipswich
IP1 2BX
Ext. 5379

Your Ref: MS/1822/16
 Our Ref: 570\CON\1414\16
 Date: 23/05/2016
 Highways Enquiries to: kyle.porter@suffolk.gov.uk



All planning enquiries should be sent to the Local Planning Authority.
 Email: Planning.Control@babberghmidsuffolk.gov.uk

The Planning Officer
 Mid Suffolk District Council
 Council Offices
 131 High Street
 Ipswich
 Suffolk
 IP6 8DL

For the Attention of: Stephen Burgess

TOWN AND COUNTRY PLANNING ACT 1990 - CONSULTATION RETURN MS/1822/16

PROPOSAL: Change of use of land and buildings to commercial livery stabling and paddocks with erection of additional stabling, provision of flood lighting to existing manege, provision of car parking and fencing, partial conversion of hay barn to welfare facilities, provision of package treatment plant, and use of existing vehicular access.

LOCATION: Yaxley Manor House, Mellis Road, Yaxley

Notice is hereby given that the County Council as Highway Authority recommends that any permission which that Planning Authority may give should include the conditions shown below:

1 V 6

Condition: Notwithstanding the provisions of the Town & Country Planning (General Permitted Development) Order 1995 (or any Order revoking and re-enacting that Order with or without modification) no means of frontage enclosure shall exceed 0.6 metres in height above the level of the carriageway of the adjacent highway.

Reason: In the interests of highway safety in order to maintain intervisibility between highway users.

2 P 1

Condition: The use shall not commence until the area(s) within the site shown on 2000_09B for the purposes of [LOADING, UNLOADING,] manoeuvring and parking of vehicles has been provided and thereafter that area(s) shall be retained and used for no other purposes.

Reason: To ensure that sufficient space for the on site parking of vehicles is provided and maintained in order to ensure the provision of adequate on-site space for the parking and manoeuvring of vehicles where on-street parking and manoeuvring would be detrimental to highway safety to users of the highway.

3 NOTE 02

Note 2: 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 must be contacted on Telephone: 01473 341414. Further information go to: www.suffolk.gov.uk/environment-and-transport/highways/dropped-kerbs-vehicular-accesses/

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.

Yours sincerely,

Mr Kyle Porter
Development Management Technician
Strategic Development – Resource Management



118
Historic England

EAST OF ENGLAND OFFICE

Mr Stephen Burgess
Mid Suffolk District Council
131 High Street
Needham Market
Suffolk
IP6 8DL

Direct Dial: 01223 582724

Our ref: P00510035

23 May 2016

Dear Mr Burgess

**Arrangements for Handling Heritage Applications Direction 2015 & T&CP (Development Management Procedure) (England) Order 2015
YAXLEY MANOR HOUSE, MELLIS ROAD, YAXLEY, IP23 8DG
Application No 1822/16**

Thank you for your letter of 4 May 2016 notifying Historic England of the scheme for planning permission relating to the above site. Our specialist staff have considered the information received and we do not wish to offer any comments on this occasion.

Recommendation

The application(s) should be determined in accordance with national and local policy guidance, and on the basis of your specialist conservation advice.

It is not necessary for us to be consulted again on this application. However, if you would like further advice, please contact us to explain your request. We can then let you know if we are able to help further and agree a timetable with you.

Yours sincerely

Eilise McGuane

Assistant Inspector of Historic Buildings and Areas
E-mail: eilise.mcguane@historicengland.org.uk



24 BROOKLANDS AVENUE, CAMBRIDGE, CB2 8BU

Telephone 01223 582749
HistoricEngland.org.uk



Historic England is subject to the Freedom of Information Act, 2000 (FOIA) and Environmental Information Regulations 2004 (EIR). All information held by the organisation will be accessible in response to an information request, unless one of the exemptions in the FOIA or EIR applies.

Mid Suffolk District Council
 Planning Department
 131, Council Offices High Street
 Needham Market
 Ipswich
 IP6 8DL

Our ref: AE/2016/120394/01-L01
Your ref: 1822/16
Date: 05 May 2016

Dear Sir/Madam

CHANGE OF USE OF LAND AND BUILDINGS TO COMMERCIAL LIVERY STABLING AND PADDOCKS WITH ERECTION OF ADDITIONAL STABLING, PROVISION OF FLOOD LIGHTING TO EXISTING MANEGE, PROVISION OF CAR PARKING AND FENCING, PARTIAL CONVERSION OF HAY BARN TO WELFARE FACILITIES, PROVISION OF PACKAGE TREATMENT PLANT, AND USE OF EXISTING VEHICULAR ACCESS. YAXLEY MANOR HOUSE MELLIS ROAD, YAXLEY, EYE, IP23 8DG.

Thank you for the above application which we received on 4 May 2016.

Environment Agency Position

Having considered the submitted information, the Environment Agency has **no objections** to the proposed development but wishes to offer the following comments.

Drainage Advice

Government guidance contained within the national Planning Practice Guidance (Water supply, wastewater and water quality – considerations for planning applications, paragraph 020) sets out a hierarchy of drainage options that must be considered and discounted in the following order:

1. Connection to the public sewer
2. Package sewage treatment plant (adopted in due course by the sewerage company or owned and operated under a new appointment or variation)
3. Septic Tank

Foul drainage should be connected to the main sewer. Where this is not possible, under the Environmental Permitting Regulations 2010 any discharge of sewage or trade effluent made to either surface water or groundwater will need to be registered as an exempt discharge activity or hold a permit issued by the Environment Agency, addition to planning permission. This applies to any discharge to inland freshwaters, coastal waters or relevant territorial waters.

Please note that the granting of planning permission does not guarantee the

Environment Agency
 Cobham Road, Ipswich, Suffolk, IP3 9JD.
 Customer services line: 03708 506 506
www.gov.uk/environment-agency

Cont/d..

granting of an Environmental Permit. Upon receipt of a correctly filled in application form we will carry out an assessment. It can take up to 4 months before we are in a position to decide whether to grant a permit or not.

Domestic effluent discharged from a treatment plant/septic tank at 2 cubic metres or less to ground or 5 cubic metres or less to surface water in any 24 hour period must comply with General Binding Rules provided that no public foul sewer is available to serve the development and that the site is not within an inner Groundwater Source Protection Zone.

A soakaway used to serve a non-mains drainage system must be sited no less than 10 metres from the nearest watercourse, not less than 10 metres from any other foul soakaway and not less than 50 metres from the nearest potable water supply.

Where the proposed development involves the connection of foul drainage to an existing non-mains drainage system, the applicant should ensure that it is in a good state of repair, regularly de-sludged and of sufficient capacity to deal with any potential increase in flow and loading which may occur as a result of the development.

Where the existing non-mains drainage system is covered by a permit to discharge then an application to vary the permit will need to be made to reflect the increase in volume being discharged. It can take up to 13 weeks before we decide whether to vary a permit.

Further advice is available at:

<https://www.gov.uk/government/publications/sewage-treatment-and-disposal-where-there-is-no-foul-sewer-ppg4>

<https://www.gov.uk/permits-you-need-for-septic-tanks/you-have-a-septic-tank-or-small-sewage-treatment-plant>

If I can be of any further assistance, please do not hesitate to contact me using the details provided below.

Yours sincerely

Joseph Lowes
Sustainable Places Team

Direct dial 02084747772

Direct e-mail joseph.lowes@environment-agency.gov.uk

cc Cotton Consulting

Environment Agency
Cobham Road, Ipswich, Suffolk, IP3 9JD.
Customer services line: 03708 506 506
www.gov.uk/environment-agency

End

MEMBER REFERRAL TO COMMITTEE

(Completed form to be sent to Case Officer and Corporate Manager)

See Planning Charter for principles. Paragraph references below link to Planning Charter.

Planning application reference	1822/16
Parish	Yaxley
Member making request	David Burn (ward member)
13.3 Please describe the significant policy, consistency or material considerations which make a decision on the application of more than local significance	<u>Potentially at odds with:</u> NPPF paras 7, 109, 123, 125, 134 Local Plan policies SB2, HB1, HB8, CL13, CL15, CL21, RT6, Core Strategy policies CS5, FC1 and FC1.1
13.4 Please detail the clear and substantial planning reasons for requesting a referral	There have been significant concerns raised by Mellis Parish, which, although the site is in Yaxley, is geographically more affected than the bulk of Yaxley parish. Unless the case officer is minded to refuse, for the sake of transparency the contrary views of the two parish councils should be aired publicly, as they include traffic safety, local amenity and heritage issues.
13.5 Please detail the wider District and public interest in the application	Mellis Road is classified C road that carries all east-bound traffic from Wortham eastwards and all west-bound traffic from Yaxley westwards. It has the A143 at one end and the A140 at the other; it therefore is used as a rat-run for all traffic, including HGVs, to avoid two sides of a triangle. The site is close to a primary school that draws parents and their cars from a wide area.
13.6 If the application is not in your Ward please describe the very significant impacts upon your Ward which might arise from the development	n.a.
13.7 Please confirm what steps you have taken to discuss a referral to committee with the case officer	I have discussed the proposed development with the case officer and advised him by e-mail of my wish to have the matter referred to committee in the event that is minded to <u>recommend approval</u> of the application.

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MID SUFFOLK DISTRICT COUNCIL

DEVELOPMENT CONTROL COMMITTEE A 17th AUGUST 2016

INDEX TO LATE REPRESENTATIONS/SUPPLEMENTARY PAPERS

<u>ITEM</u>	<u>REF. NO</u>	<u>REPRESENTATION FROM</u>	<u>SUMMARY/COMMENTS</u>	<u>CASE OFFICER</u>	<u>PAGE NO</u>
1	1822/16	Hilary Mace	Neighbour Objection (dated 28/07/16)	SLB	1 - 2
2	1822/16	SCC Public Rights of Way	Consultee Comment (dated 03/08/16)	SLB	3
3	1822/16	Gary Godbold	Correspondence from Agent (dated 10/08/16)	SLB	4
4	1822/16	Gary Godbold	Revised Proposed Site Plan Drawing 2000-09 Rev C	SLB	5
5	1822/16	Gary Godbold	Revised Site Plan Drawing 2000-17-Rev B	SLB	6
6	2351/16	Trinity Construction Consultancy Ltd	Support Comment (dated 10/08/16)	GP	7
7	2351/16	Aedis Group	Support Comment (dated 08/08/16)	GP	8
8	2351/16	Eagle Freight Terminal Ltd	Support Comment (dated 09/08/16)	GP	9
9	2351/16	LB Group	Support Comment (dated 10/08/16)	GP	10
10	2351/16	Messina Group	Support Comment (dated 10/08/16)	GP	11
11	2351/16	Kays Hotel Ltd t/a Best Western Claydon Country House Hotel	Support Comment (dated 10/08/16)	GP	12
12	2351/16	Canute Logistics	Support Comment (dated 09/08/16)	GP	13
13	2351/16	JMS Civil & Structural Consulting Engineers	Support Comment (dated 08/08/16)	GP	14
14	2351/16	Suffolk Chamber of Commerce	Support Comment (dated 11/8/16)	GP	15

Stephen Burgess

From: Hilary Mace <hilary.mace@outlook.com>
Sent: 28 July 2016 22:35
To: David Burn; Parish Meeting - Yaxley; Parish - Mellis; Stephen Burgess
Subject: Fwd: MSDC planning application 1822?16. Correction

Dear all

Following on from my email below that I sent earlier, please note that in section 2 on parking, traffic and access, the first sentence should readrat run between the A143 and the A140' (not A12).

Kind regards

Hilary Mace
Sent from my iPad

Begin forwarded message:

From: "Hilary Mace" <hilary.mace@outlook.com>
Date: 28 July 2016 16:29:49 BST
To: "David Burn" <David.Burn@midsuffolk.gov.uk>
Cc: "Yaxley Clerk" <philip.c.freeman@btinternet.com>, "Mellis clerk" <mellisparishcouncil@gmail.com>, "Stephen Burgess" <stephen.burgess@baberghmidsuffolk.gov.uk>
Subject: MSDC planning application 1822?16

Dear David

I am writing on behalf of my elderly mother, the owner of Hartley Cottage (situated just a few yards from the entrance to the proposed development), to object to the above planning application on which, I understand, a decision has yet to be made. I apologise for not commenting before but at the time of notification by MSDC my father was fighting for his life in hospital (he subsequently passed away) so our attention was and has been understandably elsewhere.

Firstly, let me say that I concur with the objections made by Mellis Parish Council. Our two major objections, as detailed below, are: firstly, the proposed floodlighting to the manege and, secondly, the proposed size of the livery business.

The details:

1 re the lighting of the manege.

This is a rural area, and close to a conservation area, and as such the light pollution created by the LED floodlights will destroy the tranquillity and character of the area. The countryside here is relatively flat and so the lights will be seen for some considerable distance shining into local houses and beyond, lighting up the night sky and disturbing wildlife in the vicinity. My research into similar sized liveries suggests that the proposed manege is likely to be in continuous use in the evenings. Therefore, with the exception of high summer, floodlights are likely to be on all evening. While it is understood that the ability to use the manege in the evenings is desirable we assert that:

2.

- it is not necessary for the lights to be at a height of 6 metres; 3 metres should be more than sufficient

- LED lights are totally unsuitable and unnecessary in a rural area; softer, lower intensity lighting should be used instead

- each light should be fitted with a cowl to direct the light only where needed preventing any spillage outside the curtilage of the property.

2 re parking, traffic and access

Mellis Road, although a rural road, already carries much traffic as it is a rat run between the A143 and A12. The speed limit is 30mph but few vehicles seem to stick to this. It is very busy during morning and evening rush hours, and at school times, when cars are parked in the road outside Mellis school right back to the parish boundary by Yaxley Manor, it becomes a single track road for over 100 yards. It is imperative therefore that the proposed development does not result in more vehicles being parked on the road and so sufficient parking must be provided on site for the livery clients, staff and suppliers.

My research suggests that 10 spaces is *totally* inadequate to meet the needs of the potential number of cars likely to be on site. As well as for cars, spaces will be needed for clients' trailers and horse boxes (my research suggests this could be 5-10 vehicles). For a livery of this proposed size there will be many deliveries of feed and bedding plus visits from vets, farriers etc. In addition manure from 19 horses will quickly fill a trailer (at least 2 loads per week) creating further lorry journeys to and from the site each week. Space is required to park these vehicles, perhaps several at a time.

For safety and security reasons the gate will no doubt need to be kept shut at all times and although there is room for a car to pull off the road to open it, a lorry or car with horsebox would partially block the road whilst the driver opens the gate. This will create more congestion.

In addition with only one bridle path accessible (boggy in wet winters) it is likely that riders will at times use the road to access other local off road riding routes. Whilst understanding that horses have as much right to be on roads as cars, we feel that, particularly during busy times, this may endanger the lives of both rider and animal.

In summary we believe that the planning application as it stands should be rejected. Our two main objections are the proposed floodlighting and the size of the livery business. I suggest that the size, access and location facilities of this site are suitable only for a livery of no more than 10 horses and also that the flood lighting issue should be addressed as described above.

I have copied this email to the clerks of both Yaxley and Mellis councils and Stephen Burgess, Mid Suffolk Planning Officer.

Kind regards

Hilary Mace
C/o Hartley Cottage
Mellis Road
Yaxley
Eye
Suffolk
IP23 8DG

07760 415818

Stephen Burgess

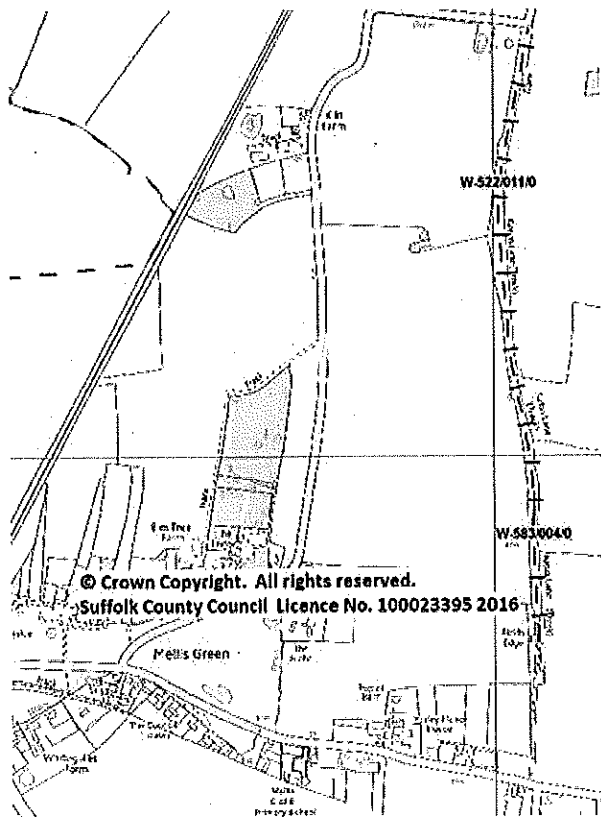
From: RM PROW Planning
Sent: 03 August 2016 15:43
To: Stephen Burgess; Planning Admin
Cc: Francesca Clarke; cotton.consulting@live.co.uk
Subject: 1822/16 Yaxley Manor House, Mellis Road, Yaxley, IP23 8DG

Dear Stephen

Public Rights of Way Response

We have just been made aware of this application for a commercial livery at Yaxley Manor; although we appreciate the consultation period has ended and believe the application is going to committee, would you be able to consider our comments?

We have no objection to the proposal, however we are concerned with the potential damage that could be caused to Yaxley Bridleway 4, becoming Thrandeston Bridleway 11, due to the significant increase in horses using the lane.



Regards
 Jackie

Jackie Gillis
Green Access Officer
Access Development Team
 Rights of Way and Access
 Resource Management, Suffolk County Council
 Endeavour House (Floor 5, Block 1), 8 Russell Road, Ipswich, IP1 2BX

<http://publicrightsofway.onesuffolk.net/> | [Report A Public Right of Way Problem Here](#)

Stephen Burgess

From: Gary Godbold <cotton.consulting@live.co.uk>
Sent: 10 August 2016 15:03
To: Stephen Burgess
Subject: Planning Reference 1822/16 - Yaxley Manor House Mellis Road Yaxley

Stephen

Following our discussions our clients would be grateful if you would make the Planning Committee aware of the following:

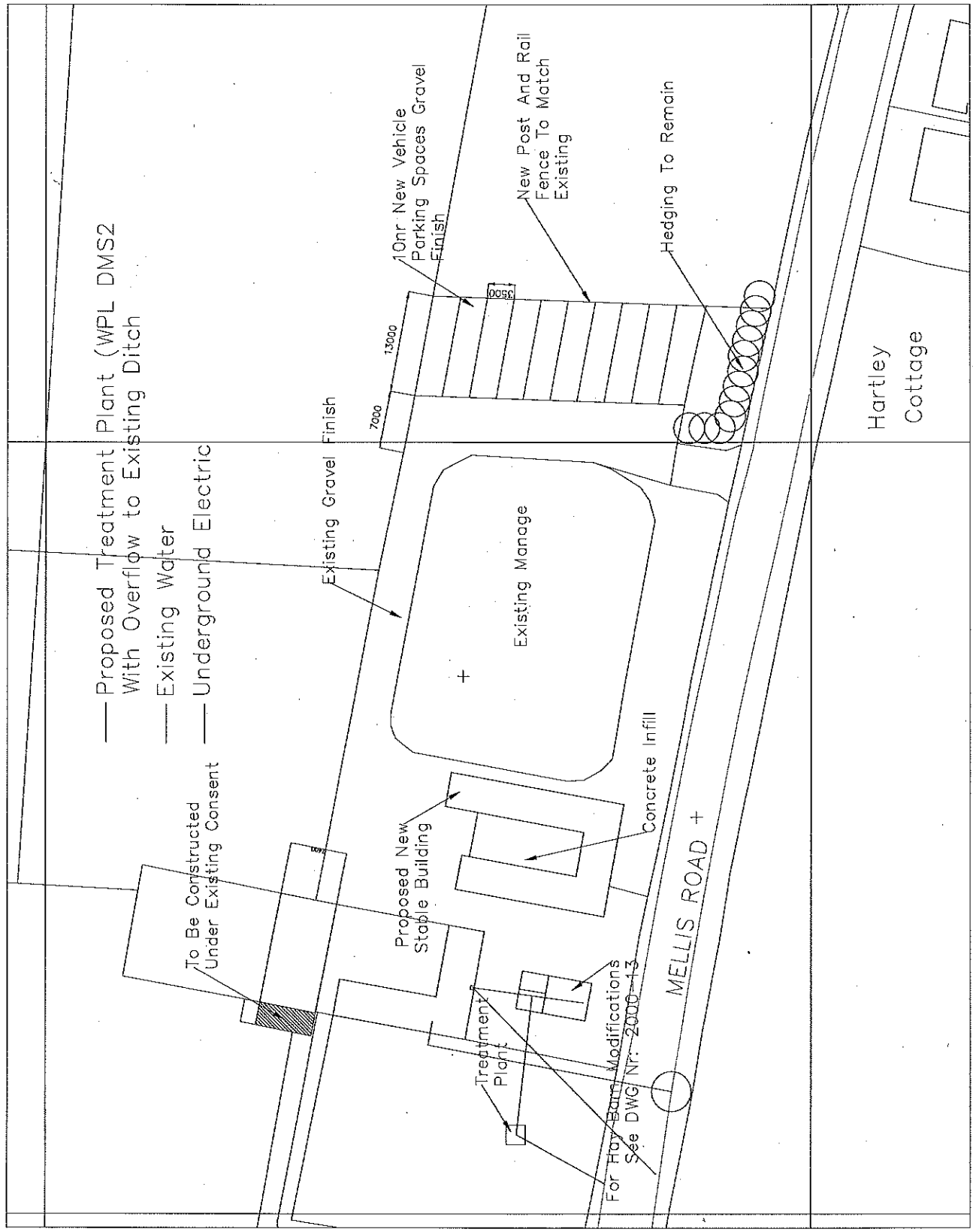
- There is considerable demand for this rural pursuit locally.
- This proposal will contribute to rural interests and the sustainability and improvement of country pursuits in a rural area.
- Improved links with the existing holiday lets on site to attract a wider holiday clientele into the area.
- The proposal provides for the provision of improved facilities on site.
- Our clients will voluntarily restrict access from the site to the local Bridleway network in times of bad weather.
- Our clients will make the necessary amendments to the access and visibility splay as required by SCC Highways.
- Our clients have amended the driveway access to provide adequate parking and on site turning for vehicles as our discussion.

Regards

Gary Godbold
07976 921335

M.B.A; BSc (Hons); MCI Arb

For and on behalf of Cotton Consulting

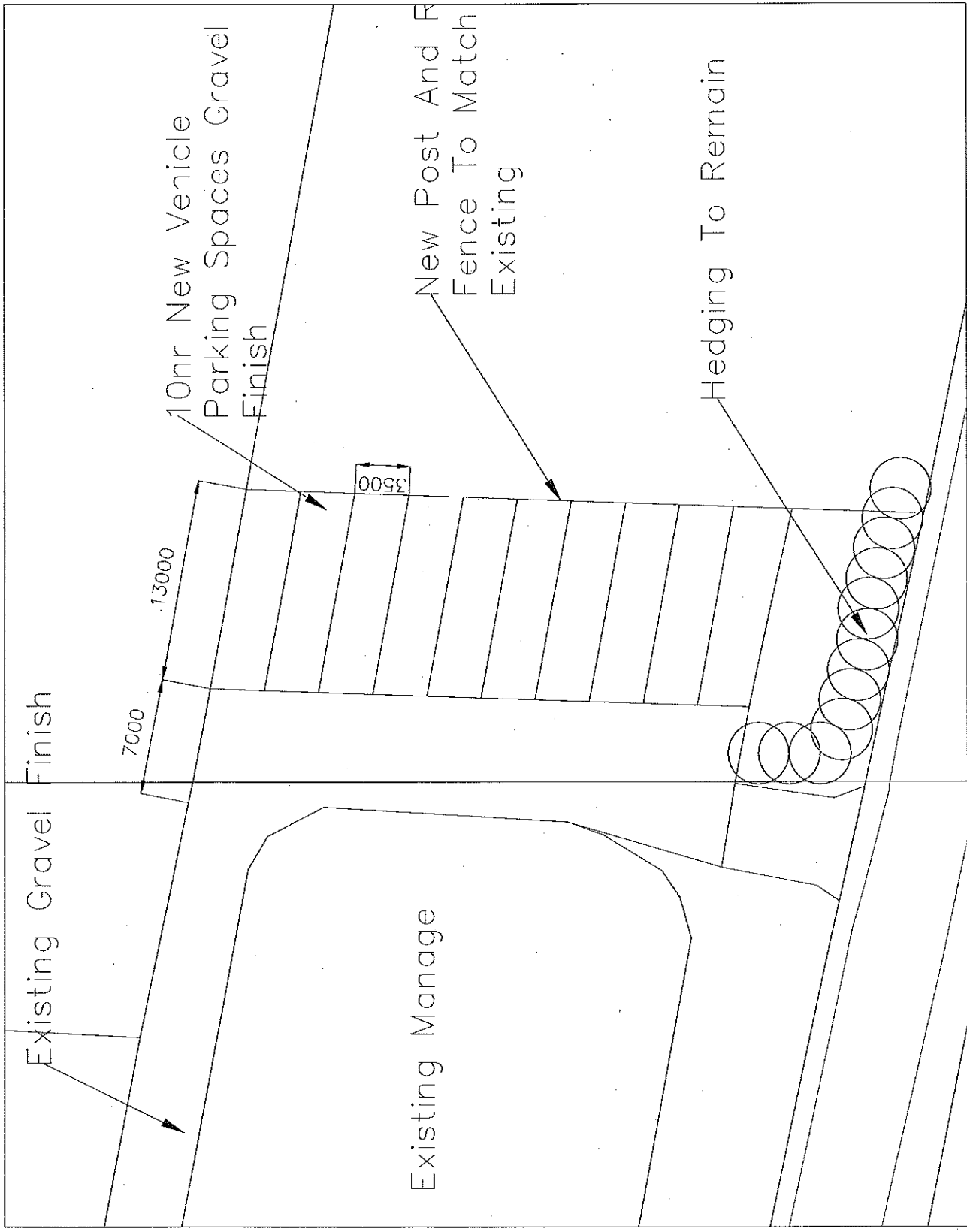


Rev	Revision	Checked By	Date
C	Car park space amended	GG	12.06.15
B	Add Light Spread	GG	26.04.16
A	Add Info	GG	24.04.15

Cotton Consulting
 3 The Meadows, Cotton, Slowmarket,
 Suffolk, IP14 4NZ
 TEL: 01449 780347

Client
 Catherine Emery
 Project
 Yaxley Manor House
 Mellis Road
 Yaxley
 IP23 8DG

Title Proposed Site Plan		Drawn by SG	Date 06/04/16
		Treed by GG	Date -
		Scale 1:500	Job No. 200
Drawing No. 2000-09		Rev. C	



B		Car park spaces amended	GG	12.06.15
A		Aud. Info	GG	24.06.15
Rev	Revision	Checked By	Date	
Cotton Consulting				
3 The Meadows, Colton, Stowmarket, Suffolk, IP14 4NZ TEL: 01449 780947				
Client		Catherine Emery		
Project		Yaxley Manor House Mellis Road Yaxley IP23 8DG		
Title		Site Plan		
Drawn by	SS	Date	06/04/16	
Traced by	-	Date	-	
Checked by	GG	Date	-	
Scale	1:250	Job No.	2000	
Drawing No.		2000-17		Rev. B



2351/16

Chartered Surveyors
Project Managers, Principal Designers
CAD Design Services, Sustainability Assessors

trinity construction consultancy ltd

Mr L Isherwood,
Curzon De Vere,
Unit 7 Pegasus,
Orion Court,
Addison Way,
Great Blakenham,
Suffolk
IP6 0RL

10th August 2016

Dear Larry,

Re: Proposed Development of St. James' Park, Great Blakenham

Further to a review of the planning application submitted to Mid Suffolk District Council for the proposed Business Park at St. James' Park, we write in support of the application.

It is our view that the development makes good use of the current area of waste land, with a design that is in keeping with existing local developments, while having a minimal impact on the surrounding roads and properties.

Furthermore, the development will provide a wealth of improved job opportunities for the local community and also aid with transportation links.

We look forward to hearing more with regard to the progress of the development in the coming months.

Yours sincerely,

Mike Dymond

8.

2351/16



First Floor
Unit 3 Columba
Orion Court
Great Blakenham
Ipswich
IP6 0LW

Tel: 0191 2719 933 Fax: 0871 5227039

Email: admin@aedisgroup.co.uk
Web: www.aedisgroup.co.uk

Curzon de Vere Ltd.
7 Pegasus
Orion Court
Great Blakenham
Ipswich
Suffolk
IP6 0RL

8 Aug 2016

Planning reference: 2351/16

RE: Land at Blackacre Hill, Great Blakenham, Ipswich Suffolk.

Dear Maxwell,

We write to confirm our support of the planning application titled above.

After much discussion within our team and consulting the planning drawings, we feel the scheme would be a welcome addition to the area. The access looks well thought out and adequate for the increased traffic flow and we anticipate no adverse effect on the existing industry and commerce. In fact, we feel the welcome addition of new business to the area together with their clients and visitors could actually enhance our business opportunities and help continue our growth.

Very exciting times ahead, with the development and growth of the area and we are very happy to be in such a thriving location and look forward to works commencing with no apprehension whatsoever.

Yours faithfully

Tony Harvey-Soanes BSc (Hons), Cert Mgmt (Open), MRICS, C. Build E, CABE
Southern Operations Manager

Directors: Alan Barraclough BSc(Hons) MRICS, FBEng Joe Aye C.Build E, FCABE, PEng, MSPE, AssocRICS

Registered in England & Wales Company No: 06829223 t/a Aedis Regulatory Services Ltd
Registered Office: Aedis House, Unit 3 Pioneer Court, Darlington DL1 4WD





2351/16

E A G L E
F R E I G H T · T E R M I N A L · L T D

UNITS 3 & 4 · LODGE LANE · GREAT BLAKENHAM · IPSWICH · SUFFOLK · IP6 0LB
TELEPHONE (01473) 832700 · FACSIMILE (01473) 832701
email: sales@eaglefreight.co.uk

Ms Gemma Pannell
Mid Suffolk District Council
131 High Street
Needham Market
Ipswich
Suffolk
IP6 8DL

9th August 2016

Dear Ms Pannell,

Thank you for your letter dated the 04th August 2016 ref the land at Blackacre Hill, Bramford Road, Great Blakenham.

Eagle Freight Terminal LTD is a local business who has been in operation in Great Blakenham for 25 years. We are looking to expand our facility and increase our staff from 50-100, as we wish to have a purpose built 100,000sqft warehouse.

We welcome the application as there is a shortage of industrial commercial land/buildings in this area and we feel this will be a great step in enhancing the local employment and local area.

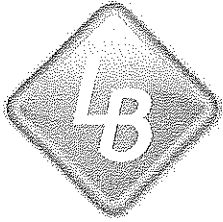
Kind Regards

V.Sharma
Managing Director



10.

2351/16



LB GROUP

Chartered Accountants
Business Advisers
Chartered Tax Advisers

82 East Hill, Colchester
Essex CO1 2QW
Telephone: 01206 867 551
Fax: 0845 834 0897
Email: info@lbgroupltd.com

L Isherwood, Esq
Blackacre (Great Blakenham) Limited
Cear
The Street
Charsfield
Woodbridge
Suffolk IP13 7PY

RF/IPS

10 August 2016

Dear Mr Isherwood

Proposed development at Great Blakenham

We write as occupiers of a commercial property at Orion Court, Great Blakenham, where we have 25 employees.

We wholly support your proposed development of the land adjacent to the business park where our property is located. Currently there is a need for more infrastructure in the immediate area, and the development will only further improve the standing of the area as a commercial centre in the Ipswich area, and will bring much needed jobs, and a boost to the local economy.

Yours sincerely

R Francis
Director
LB Group

Colchester • London • Chelmsford • Ipswich

Directors: Richard Francis BA FCA, Trevor Lake FCA, Paul Mustoe CTA, Mark Middleton BSc FCA, Chris Annis FCA, Stuart Sheldrick FCCA CTA
Associate Directors: Ewan Reid BA FCA CTA, Brad Sinclair BA FCCA, Richard Lane BA ACA, Magnus Baird ACCA, Tatia Goldstone FCCA
Consultant: John Jardine MCIBS

Proprietor: LB Group Limited **Registered office:** 82 East Hill, Colchester, Essex CO1 2QW
Registered in England and Wales, **Company Number:** 2796741

Registered to carry on audit work in the UK and Ireland by the Institute of Chartered Accountants in England and Wales
Registered with the Chartered Institute of Taxation as a firm of Chartered Tax Advisers
Authorised to carry out investment business by the Financial Conduct Authority



CHARTERED
TAX ADVISERS

Messina Group

Unit 2 Columba, Orion Court, Great Blakenham, Ipswich. IP6 0RL
Tel: 0800-689-3795

10 August 2016

Larry Isherwood,
Blackacre (Great Blakenham) Ltd,
Cear
The Street
Charsfield
Woodbridge
Suffolk.

Dear Mr Isherwood

Great Blakenham Development

We are writing as an occupier of several units on the Orion Court development at Great Blakenham. We employ 8 people.

We are fully supportive of your planning application for the further development of the land close by to our site. The proposed development will certainly enhance the area and will no doubt bring further jobs to the area.

Yours sincerely



Messina Group

Tracey Hunter

From: Khurram <khurram@hotelsipswich.com>
Sent: 10 August 2016 16:31
To: larryish49@btinternet.com
Subject: St. James Business Park Planning Application

Dear Mr. Isherwood,

I understand that your company has put in a planning application for the above site. I would like to say that I wholeheartedly support this application.

In addition to the 600 plus jobs (direct and indirect) which will be created in our local economy, this development will also have a positive impact on our business hence further increasing the benefits to the local economy.

Kind regards

Khurram Saeed
Director,
Kays Hotels Ltd T/a
Best Western Claydon Country House Hotel,
16/18 Ipswich Road,
Claydon,
Ipswich,
IP6 0AR
Tel. 01473830382
Fax. 01473832476
Email: khurram@hotelsipswich.com
Website: www.hotelsipswich.com

Tracey Hunter

From: Jason Alexander <Jason.Alexander@canutegroup.com>
Sent: 09 August 2016 16:41
To: Larry Isherwood (jcconsultancyLtd@btinternet.com)
Subject: Great Blakenham Development

Good afternoon,

I am writing in relation to the proposed industrial development and road improvements planned for the adjacent land surround the business park where we, Canute are situated. We are very pleased as a business there are improvements and addition business premises being developed, and look forward to these changes helping the area and local businesses move forward.

I would be grateful if you could keep me informed of planning approvals and development plans as this exciting project moves forward.

Kind Regards

Jason Alexander

Canute Logistics

Jason Alexander | General Manager | Canute Group | Unit B Orion Business Park | Great Blakenham, Suffolk | IP6 0RL
Tel: +44(0)1473 836390 | Fax: +44(0)1473 832233 | Email: jason.alexander@canutegroup.com

Click the logo to visit the Canute Logistics website



14.

2351/16



CIVIL & STRUCTURAL CONSULTING ENGINEERS
LONDON · MIDLANDS · EAST ANGLIA · MANCHESTER · GREECE

The Directors
Curzon De Vere Ltd
7 Pegasus
Orion Court
Great Blakenham
IP6 0RL

8th August 2016

Dear Sir/Madam

St James Business Park, Blakenham

With regard to the above proposed development we write to confirm our support.

With one of our offices located at Orion Court, Great Blakenham, we see the development as a much needed boost to the area and can only improve the local infrastructure in this area.

Yours faithfully
For and on behalf of JMS Consulting Engineers Ltd

Daniel Staines

JMS Engineers Consulting Group Ltd

- JMS Midlands**
Victoria Court, 25 Tennant Street, Nuneaton, Warwickshire CV11 4LZ Tel: 02476 350505
- JMS East Anglia**
Unit 10, Brightwell Barns, Waldringfield Road, Brightwell, Suffolk IP10 0BJ Tel: 01473 487250
- JMS London**
150 Minorities, City of London EC3N 1LS Tel: 0207 347 5239
- JMS Manchester**
204 Bolton Road, Worsley, Manchester M28 3BN Tel: 0161 790 4404 • 79 Thomas Street, Manchester M4 1LQ Tel: 0161 883 2909
- JMS Chelmsford**
BIC110 - The MedBIC, Alan Cherry Drive, Chelmsford, Essex CM1 1SQ Tel: 01245 905886
- JMS Greece**
27 Arapitsas Street, Sykies, Thessaloniki, 56626 Greece Tel: 0030 231 4000000



Head of Planning
Mid-Suffolk District Council
131, High Street
Needham Market
Suffolk
IP6 8DG

11 August 2016

Dear Sir / Madam

Re; Planning Application No 2351/16

Proposed development of a Business Park on land at Blackacre Hill, Bramford Road, Gt Blakenham

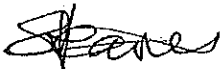
Suffolk Chamber of Commerce would wish to place on record our full support for the proposed development of the St James' Business Park, bringing with it a much needed opportunity for both local business expansion and inward investment.

We understand that the proposal has already attracted strong interest from a number of differing businesses which, if approved, will provide opportunity for 600 new jobs in a variety of occupations, suitable for school leavers to professionals and giving welcome boost to the local economy.

We also recognise the significance of the proposed location and its proximity to both the local Ports and the A14, providing the essential conduit to and from the hinterland for international trade.

In registering our support we note that Mid-Suffolk District Council is requesting a 'call for sites' elsewhere in the county and sincerely hope that this ground-breaking, innovative and forward thinking development hails the start of several more new energy-efficient Suffolk Business Parks.

Yours sincerely



pp Nick Burfield
Policy Director

Cc John Dugmore, CEO, Suffolk Chamber of Commerce

Head Office

Felaw Maltings, South Kiln, 42 Felaw Street, Ipswich, Suffolk IP2 8SQ

Tel: 01473 680600 Fax: 01473 603888 Email: info@suffolkchamber.co.uk

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