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COMMITTEE:	DEVELOPMENT CONTROL COMMITTEE B
DATE:	WEDNESDAY, 6 JULY 2022 9.30 AM
VENUE:	FRINK ROOM (ELISABETH) - ENDEAVOUR HOUSE

Councillors	
<u>Conservative and Independent Group</u> James Caston Peter Gould Kathie Guthrie (Chair) Dave Muller (Vice-Chair)	<u>Green and Liberal Democrat Group</u> Andrew Mellen Mike Norris Andrew Stringer Rowland Warboys

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.

AGENDA

PART 1

MATTERS TO BE CONSIDERED WITH THE PRESS AND PUBLIC PRESENT

Page(s)

- 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 **SA/22/3 CONFIRMATION OF THE MINUTES OF THE MEETING HELD ON 8 JUNE 2022** 5 - 8
 - 6 **TO RECEIVE NOTIFICATION OF PETITIONS IN ACCORDANCE WITH THE COUNCIL'S PETITION SCHEME**
 - 7 **SA/22/4 SCHEDULE OF PLANNING APPLICATIONS** 9 - 10
- Note: The Chairman may change the listed order of items to accommodate visiting Ward Members and members of the public.*
- a **DC/22/01535 LAND AT, BLACKSMITH ROAD, COTTON, IP14 4QN** 11 - 38

- b **DC/22/00661 PORT ONE LOGISTICS PARK, BLACKACRE HILL, 39 - 148
BRAMFORD ROAD, GREAT BLAKENHAM, IP6 0RL**
- c **DC/21/05468 LAND TO THE SOUTH OF, BULLEN LANE, 149 - 240
BRAMFORD, SUFFOLK, IP8 4JD**

8 **SITE INSPECTION**

Note: *Should a site inspection be required for any of the applications this will be decided at the meeting.*

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

Notes:

1. The Council has adopted a Charter on Public Speaking at Planning Committee. A link to the Charter is provided below:

[Charter on Public Speaking at Planning Committee](#)

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 Referrals 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.

Date and Time of next meeting

Please note that the next meeting is scheduled for Wednesday, 3 August 2022 at 9.30 am.

For more information about this meeting, including access arrangements and facilities for people with disabilities, please contact Alicia Norman, Committee Services on: 01473 296384 or Email: alicia.norman@baberghmidsuffolk.gov.uk

Introduction to Public Meetings

Babergh/Mid Suffolk District Councils are committed to Open Government. The proceedings of this meeting are open to the public, apart from any confidential or exempt items which may have to be considered in the absence of the press and public.

Domestic Arrangements:

- Toilets are situated opposite the meeting room.
- Cold water is also available outside opposite the room.
- Please switch off all mobile phones or turn them to silent.

Evacuating the building in an emergency: Information for Visitors:

If you hear the alarm:

1. Leave the building immediately via a Fire Exit and make your way to the Assembly Point (Ipswich Town Football Ground).
2. Follow the signs directing you to the Fire Exits at each end of the floor.
3. Do not enter the Atrium (Ground Floor area and walkways). If you are in the Atrium at the time of the Alarm, follow the signs to the nearest Fire Exit.
4. Use the stairs, not the lifts.
5. Do not re-enter the building until told it is safe to do so.

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Agenda Item 5

MID SUFFOLK DISTRICT COUNCIL

Minutes of the meeting of the **DEVELOPMENT CONTROL COMMITTEE B** held in the King Edmund Chamber, Endeavour House, 8 Russell Road, Ipswich on Wednesday, 8 June 2022

PRESENT:

Councillor: Kathie Guthrie (Chair)
David Muller BA (Open) MCMI RAFA (Councillor) (Vice-Chair)

Councillors: James Caston Peter Gould
Andrew Mellen Mike Norris
Andrew Stringer Rowland Warboys

In attendance:

Officers: Chief Planning Officer (PI)
Area Planning Manager (GW)
Planning Lawyer (IDP)
Case Officer (JW)
Governance Officer (AN)

1 APOLOGIES FOR ABSENCE AND SUBSTITUTIONS

1.1 None received.

2 TO RECEIVE ANY DECLARATIONS OF DISCLOSABLE PECUNIARY INTERESTS, OTHER REGISTRABLE AND NON-REGISTRABLE INTERESTS BY MEMBERS

2.1 Councillor Stringer declared a Non-Registerable Interest in Application DC/22/01655 and confirmed that he would not vote on the item.

3 DECLARATIONS OF LOBBYING

3.1 None declared.

4 DECLARATIONS OF PERSONAL SITE VISITS

4.1 Councillor Stringer and Councillor Mellen declared a personal site visit in respect of Application DC/22/01655.

5 SA/22/1 CONFIRMATION OF THE MINUTES OF THE MEETING HELD ON 18 MAY 2022

5.1 It was resolved that the minutes of the meeting held on the 18 May 2022 were confirmed and signed as a true record.

6 TO RECEIVE NOTIFICATION OF PETITIONS IN ACCORDANCE WITH THE COUNCIL'S PETITION SCHEME

6.1 None received.

7 SA/22/2 SCHEDULE OF PLANNING APPLICATIONS

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

Application Number	Representations From
DC/21/06987	None
DC/21/01655	None

8 DC/21/06987 GREAT BRICETT BUSINESS PARK, THE STREET, GREAT BRICETT, SUFFOLK, IP7 7DZ

8.1 The Chair advised Members that after the publication of the agenda but before the beginning of the Committee that the application had been pulled by the applicants and would therefore not be discussed at this Committee.

9 DC/22/01655 LAND ON THE WEST SIDE, BROAD ROAD, BACTON, SUFFOLK

9.1 Item 7B
Application DC/22/01655
Proposal Discharge of Conditions Application for DC/19/00646 – Condition 12 (Footway Improvements)
Site Location Land on the West Side, Broad Road, Bacton, Suffolk
[Note the details also include improvements in Pound Hill]
Applicant Keepmoat Homes

9.2 Councillor Mellen declared himself as the Ward Member for this item and confirmed that he would not debate or vote on the application.

9.3 The Case Officer presented the application to the Committee outlining the proposal before Members including the details of the condition, the updated Suffolk County Council Highways consultation response, the location of the site, the off-site connectivity improvements, the dimensions of the railway bridge, existing and proposed highway infrastructure under the railway bridge, the proposed highways cross-section through the bridge, proposed road markings and signage, access to the site approved under application number DC/19/00646, amendments to visibility splays, proposed footway developments, and the Officer recommendation of approval.

- 9.4 The Case Officer responded to questions from Members on issues including: the proposed crosshatchings and their locations, potential blind spots on the site, the calculated thinking and stopping distances, the reduced width of the carriageway, and the proposed safety measures for the footpath under the railway bridge.
- 9.5 Members considered the representation from Councillor Andrew Mellen who spoke as the Ward Member.
- 9.6 The Chief Planning Officer addressed the Committee and set out the updated recommendation before Members.
- 9.7 Members debated the application on issues including: the improvements to the site, the Suffolk County Council Highways consultation response, the history of highways developments at the site, the safety of the site for pedestrians and cyclists, proposed signage, the blind spots under the railway bridge, and the proposed overrun area.
- 9.8 Councillor Muller proposed that the application be approved as detailed in the Chief Planning Officer's recommendation.
- 9.9 Councillor Gould seconded the proposal.

By a vote of 4 For, 1 Against and 1 Abstention

It was RESOLVED:

That the Committee confirms

[a] that they are minded that the amended details plan reference 980-JNP-90-DR-C-2413 Rev P02 submitted 23 May 2022 are acceptable in discharge of condition 12 in relation to works under the railway bridge and

[b] that the Chief Planning Officer have regard to this committee resolution in determining the Discharge of Condition application DC/22/01655

10 SITE INSPECTION

- 10.1 None received.

The business of the meeting was concluded at 11:06am.

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Chair

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Agenda Item 7

MID SUFFOLK DISTRICT COUNCIL

DEVELOPMENT CONTROL B COMMITTEE

6 JULY 2022 - 09:30

INDEX TO SCHEDULED ITEMS

<u>ITEM</u>	<u>REF. NO</u>	<u>SITE LOCATION</u>	<u>MEMBER/WARD</u>	<u>PRESENTING OFFICER</u>	<u>PAGE NO</u>
7A	DC/22/01535	Land at, Blacksmith Road, Cotton, IP14 4QN	Cllr Andrew Mellen / Bacton	Mahsa Kavyani	
7B	DC/22/00661	Port One Logistics Park, Blackacre Hill, Bramford Road, Great Blakenham, IP6 0RL	Cllr John Field / Blakenham	Vincent Pearce and Averil Goudy	
7C	DC/21/05468	Land to the South of, Bullen Lane, Bramford, Suffolk, IP8 4JD	Cllr James Caston / Bramford	Bron Curtis	

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Agenda Item 7a

Committee Report

Item No: 7A

Reference: DC/22/01535

Case Officer: Mahsa Kavyani

Ward: Bacton

Ward Member/s: Cllr Andrew Mellen

RECOMMENDATION – REFUSE PLANNING PERMISSION

Description of Development

Application for Outline Planning Permission (All Matters Reserved) Town and Country Planning Act 1990 - Erection of 1 self-build detached dwelling with garage.

Location

Land At, Blacksmith Road, Cotton, IP14 4QN

Expiry Date: 18/05/2022

Application Type: OUT - Outline Planning Application

Development Type: Minor Dwellings

Applicant: Mrs Megan Youssef

Agent: Philip Cobbold

Parish: Cotton

Site Area: 0.10ha

Details of Previous Committee / Resolutions and any member site visit: None

Has a Committee Call In request been received from a Council Member (Appendix 1): No

Has the application been subject to Pre-Application Advice: No

PART ONE – REASON FOR REFERENCE TO COMMITTEE

The application is referred to committee for the following reason:

The Head of Economy considers the application of a controversial nature and in the interest openness and transparency has requested the proposal to be presented at committee.

PART TWO – POLICIES AND CONSULTATION SUMMARY

Summary of Policies

NPPF National Planning Policy Framework 2021

Core Strategy Focused Review 2012:

FC01 - Presumption In Favour of Sustainable Development
FC01_1 - Mid Suffolk Approach to Delivering Sustainable Development
FC02 - Provision and Distribution of Housing

Core Strategy 2008:

CS01 - Settlement Hierarchy
CS02 - Development in the Countryside & Countryside Villages
CS05 - Mid Suffolk's Environment

Mid Suffolk Local Plan 1998:

GP01 - Design and layout of development
H13 - Design and layout of housing development
H14 - A range of house types to meet different accommodation needs
H15 - Development to reflect local characteristics
H16 - Protecting existing residential amenity
T09 - Parking Standards
T10 - Highway Considerations in Development

Supplementary Planning Documents:

Suffolk Adopted Parking Standards (2019)

Neighbourhood Plan Status

This application site is not within a Neighbourhood Plan Area.

Consultations and Representations

During the course of the application Consultation and Representations from third parties have been received. These are summarised below.

A: Summary of Consultations

Parish Council (Appendix 3)

Bacton Parish Council

Councillors considered this application and after discussion agreed to recommend REFUSAL for the following reasons:

1. CS2 identifies the Countryside as the least preferable location for development, with development permitted only in exceptional circumstances subject to a proven justifiable need - the Parish Council undertook a consultation recently which confirms and justifies the need for cheap houses for younger families and properties for current residents to downsize into;

2. CS2 also states countryside development will be restricted to defined categories in accordance with other Core Strategies none of which are relevant to this application;
3. further to a local consultation, five years ago, residents offer strong support to development on Blacksmiths Road on a brownfield site;
4. this application being considered is outside the settlement boundary and would cause harm to the character of the Countryside and the openness of the Countryside in this location;
5. the District Council have a proven five year housing land supply;
6. development should retain and support the character of Cotton as a rural village.
7. In accordance with the NPPF this application offers no economic, social or environmental role to the Parish of Cotton.

County Council Responses (Appendix 4)

Highways

No objection subject to conditions.

Internal Consultee Responses (Appendix 6)

Environmental Health Land Contamination

No objection.

Arboricultural Officer

This proposal would seemingly require the removal of a number of trees from site although such information has not been included with the application. Until we have these details it will not be possible to properly consider the implications and effects of this development. If a layout design is not yet available, then a Tree Survey and draft retention/removal plan can be provided with possible additional information required as part of reserved matters.

B: Representations

No representations received.

PLANNING HISTORY

None relevant.

PART THREE – ASSESSMENT OF APPLICATION

1. The Site and Surroundings

- 1.1. The site is located on the southern side of Blacksmith Road to the northeast of Bacton. The undeveloped site is heavily vegetated, with mature trees set behind a significant roadside hedgerow which extends the length of the site frontage. There is no vehicle access to the site from Blacksmith Road.

- 1.2. The site is immediately east of Blackthorn House, a recently constructed two storey dwelling built pursuant to planning permission DC/17/02809. This was approved at a time when the Council could not demonstrate a five-year housing supply.
- 1.3. Dwellings are to the north, located on the opposite side of Blacksmith Road, and include Blacksmith House, Burleigh, Smymar and Blacksmiths Cottage. The former Mechanical Music Museum is directly opposite, between Blacksmith House and Burleigh. To the south and east is open countryside, including the balance of the wooded area which the application site forms a part of, and open fields in arable use. Cotton Village Hall is 250m east of the site, at the junction of Blacksmith Road Mill Road and Wickham Lane.
- 1.4. There are no listed buildings in the vicinity of the site.
- 1.5. The rectangular site measures 0.10ha and is not subject to any formal landscape designations

2. The Proposal

- 2.1. The application is made in outline, with all matters reserved, for a single dwelling. The application is not supported by any indicative development plans. The only detail lies in the visibility splay details that have been submitted, which indicates a vehicle access positioned midway along the site frontage.

3. Policy Context

- 3.1. As an outline application for the erection of one dwelling, the proposal is assessed having regards to Mid Suffolk Local Plan (adopted 1998) saved policies GP1, H3, H7, H13, H15, H16, H17, T9, T10, CL8, and Core Strategy (adopted 2008) policies CS1, CS2, CS3, and CS5 and the Core Strategy Focused Review together with the NPPF (2021).
- 3.2. The application site is not within defined settlement boundary of Cotton, which in any case is a countryside village, and as such is classed as a countryside location under Policy CS1 of the Core Strategy. In countryside locations development will be restricted to particular types of development to support the rural economy, meet affordable housing, community needs and provide renewable energy. As such the proposal is for new residential development in the countryside, contrary to H7 of the Local Plan, and CS1 and CS2 of the Core Strategy.
- 3.3. The Council can currently demonstrate that it has an adequate 5-year housing land supply measured at 9.54 years. As such, this element does not engage the tilted balance requirement of the NPPF in itself. However, given the age of both the Core Strategy and the Local Plan, and given that they pre-date the publication of the revised NPPF, consideration must be given to their compliance with the NPPF and as such the associated weight of the policy. The question whether the presumption in favour of sustainable development is therefore engaged in the circumstances of this application needs to be considered.
- 3.4. Policies CS1 and CS2 jointly set out the spatial strategy for the district in directing how and where new development should be distributed. They are not expressly prohibitive of new development in the countryside and allow for new development that is in accordance with them. Read together the policies provide a strategy for the distribution of development that is appropriate in recognising local circumstances and their overall strategy remains sound. This is because they take a responsible approach to spatial distribution, requiring the scale and location of new development to take into account local circumstances and infrastructure capacity. These elements are consistent with the NPPF.

- 3.4. Policy H7 states that new development will normally form part of existing settlements and that outside of settlement boundaries proposals for new housing will be strictly controlled. It is explained within the policy that this is in the interests of protecting the existing character and appearance of the countryside. It has been found that H7 does not directly preclude new development in the countryside; clearly, as a saved policy within the development plan it must be read alongside policies CS1 and CS2 and it is consistent with them. It is notable that the desire to protect the countryside as a resource is also reflected within the NPPF where it is stated at paragraph 174 that planning decisions should contribute to and enhance the natural and local environment by recognising the intrinsic character and beauty of the countryside. Here, “recognition” must itself import a degree of protection and so the sentiment behind policy H7 is consistent with the NPPF.
- 3.5. As a matter of judgement, the generally restrictive approach to housing in the countryside set out within those policies are not entirely consistent with the NPPF, where development that is otherwise sustainably located and acceptable in other respects might nevertheless be refused if those policies were applied with full force. This position has been recognised in previous appeals, and the Council in approving other housing development even where a five-year housing land supply can be demonstrated. There is a not too dissimilar ‘special circumstances’ test at NPPF paragraph 80 but that only applies to sites that are physically separated or remote from a settlement. It is this policy approach (alongside paragraphs 78 and 79, among others) within the NPPF that is infringed by the proposal. Therefore, irrespective of whether elements of policies CS1, CS2, and H7 are out of date, the parts of those policies that are up to date are those which are being breached by the proposal and directly apply to its consideration. These policies are consistent with the need to enhance and maintain villages and rural communities, and avoid new isolated homes, as set out within paragraphs 78, 79, and 80 of the NPPF.

Further, CS1, CS2 and H7 also reflect NPPF paragraph 105 which provides that the planning system should actively manage patterns of growth and focus significant development on locations which are or can be made sustainable.

- 3.6. Having established a housing land supply which demonstrably and significantly proves that the Council is boosting significantly the supply of homes it is considered that the management of new development to more rather than less sustainable locations is an important development plan purpose which is consistent with the thrust of the NPPF. Policies CS1, CS2 and H7 are “up to date” in so far as they apply to the circumstances of this pre-application where the Council can show that it has demonstrably and significantly taken steps to boost significantly the supply of homes and where continued windfall piecemeal development in less sustainable countryside locations would materially compromise the spatial strategy of the Council and undermines the aims and objectives of those policies.
- 3.7. The NPPF sets out three dimensions for sustainable development, environmental, social, and economic. The dimensions in the context of the proposed scheme are assessed in detail below.

Sustainable Development Considerations

Cotton is a small settlement and is approx. 0.5 miles from the site, and has no services and facilities. Bacton to the south-west, is a designated CS1 Key Service Centre and has a range of services and facilities, it is situated less than 0.5 mile from the site. With regard the relationship that the site has to these facilities and services, the site sits in close proximity of the Bacton settlement boundary, which takes in Kimberley House to the east and runs south along the B1113. Whilst there are no footpaths running along Blacksmith Road, or along the B1113 until it reaches the junction with

Pound Hill (which leads into the village), future occupants of the proposed dwelling would be able to access the Bacton facilities and services by cycle and there are bus stops at the site frontage which gives access to a daily bus service to Eye, Diss and Bury St Edmunds. It is noted that the bus service is limited in terms of the times in which it is available during the day. Notwithstanding the frequency of this service, the site benefits from access to some viable alternative methods of sustainable transport. Moreover, a single dwelling would not generate substantial daily vehicle movements and the day-to-day trips that would be undertaken would be short given the distance to Bacton.

Another impact environmentally is the landscape impact, further detail in this regard can be found under respective heading, however significant harm has been identified. The application site is dense with vegetation, a blanket green buffer together with the absence of any built form, contributes positively to the natural landscape character. The proposal would entirely erode this to make way for residential development. This harm is counted as environmental harm and negatively weighs in the planning balance.

In respect of the social strand, the proposal would produce a new dwelling which would provide a minimal contribution to housing, this is not an affordable unit therefore the benefit is reduced. It is unlikely that any demonstrable public benefit will sufficiently materialise from the additional use of facilities in Bacton to sustain or enhance their vitality within the community. As such the social benefits are considered very limited and could be more sustainably provided in development elsewhere. This benefit is further reduced given that the Council can at this time demonstrate a five-year housing land supply. Whilst this is not a cap on development it is nonetheless the case that land for new homes is being made available in the District including within more sustainable locations, such that the benefit in this regard must be considered quite minimal.

Economically, the proposal would generate a minor benefit for local trade and predominately arise during the construction phase which would be short term and small. Once occupied, there would be minor economic benefit to the wider site itself, owing to the absence of facilities in Cotton. Again, the benefit to the community and society of the application in this regard is minimal.

- 3.7. The meaningful social and economic benefits here are limited (explored further under respective heading below). The environmental harm through loss of mature vegetation/trees is moreover a material disbenefit in all the circumstances. Taken in the round it is considered that the development would not on its own facts deliver on the three objectives for sustainable development set in the NPPF. Given the local plan policy position and performance of the proposal against the sustainability objectives of the NPPF, the principle of development is not supportable in this instance.

4. Design And Layout

- 4.1 Policy CS5 requires development to be of a high-quality design that respects the local distinctiveness and the built heritage of Mid Suffolk, enhancing the character and appearance of the district.
- 4.2 Policy GP01 of the Local Plan states that proposals comprising poor design and layout will be refused, requiring proposals to meet a number of design criteria including maintenance or enhancement of the surroundings and use of compatible materials.
- 4.3 In this case, matters of design and scale are reserved, no information has been provided in this regard. As such the assessment will be carried out at Reserved Matters stage.

5. Landscape Character

- 5.1. NPPF paragraph 130(c) states that planning decisions should ensure that developments are sympathetic to local character and history, including the surrounding built environment and landscape setting. The NPPF states that local authorities should take account of the desirability of new development making a positive contribution to local character and distinctiveness.
- 5.2. Local Plan Policy GP1 calls for proposals to, amongst other matters, maintain and enhance the character and appearance of their surroundings. Policy CS5 of the Core Strategy seeks to protect and conserve landscape qualities taking into account the natural environment and the historical dimension of the landscape as a whole rather than concentrating solely on selected areas, protecting the District's most important components and encouraging development that is consistent with conserving its overall character.
- 5.3. The site is heavily vegetated. The mature trees and subsequent green canopy, together with the absence of any built form, contributes positively to the natural landscape character. The wooded area forms an integral part of the natural environment, complementing the semi-rural character of the area. The wooded site acts as a landscape buffer between the dwellings to the west and open fields to the east.
- 5.4. There are no development details supporting the application. It is unknown how much hedgerow would require removal to necessitate the vehicle access. The extent of vegetation removal required to facilitate the construction of the dwelling is an unknown. The scale of the dwelling is an unknown. Clearly the site is of sufficient size to readily accommodate a single dwelling. However, it is unclear from the application as to how the development would be sited on the plot and therefore the extent to which the development would impact the local landscape character. The application has failed to demonstrate how it might take account of the natural environment. Some level of vegetation removal is inevitable and there is a strong likelihood that its removal would have high potential to adversely impact the character of the countryside and in so doing conflict with Policy CS5 of the Core Strategy. The lack of certainty around the proposal's ability to conserve local landscape character weighs negatively in the planning balance.

6. Site Access, Parking And Highway Safety Considerations

- 6.1. Access is a reserved matter and is therefore not for consideration. This said, it is noted that the Highways Authority does not object to the visibility splay details that have been provided, which indicates a vehicle access midway along the site frontage.

7. Residential Amenity

- 7.1. As already noted, the site is of sufficient size that a single dwelling can be brought forward without unduly impacting neighbouring residential amenity. There is scope to adequately manage this matter at the reserved matters stage.

8. Biodiversity

- 8.1. The NPPF chapter 15 requires planning authorities, when determining planning applications, to seek the conservation and enhancement of biodiversity by ensuring significant harm resulting from a development is avoided (through locating on an alternative site with less harmful impacts), or where not possible to be adequately mitigated, or, as a last resort, compensated for, and if this cannot be secured then planning permission should be refused.

- 8.2. Understanding protected species implications is required prior to determination in accordance with paragraph 99 of the ODPM Circular 06/2005, which advises that the presence or otherwise of protected species, and the extent to which they might be affected by the proposed development, must be established before planning permission is granted. Therefore, if there is a reasonable likelihood of protected species being present and affected by the development, the surveys should be completed and any necessary measures to protect the species should be in place before the permission is granted.
- .3. The heavily vegetated nature of the site is such that there is a strong possibility that it may contain protected species/habitat. The application is not supported by an ecology report. The application does not meet the above requirement, it is unclear whether the proposal preserves and enhances local biodiversity values, weighing negatively in the planning balance.

PART FOUR – CONCLUSION

9. Planning Balance and Conclusion

- 9.1. The proposed development is situated on land outside of the settlement boundary of Cotton and Bacton, the proposal fails to accord with the developments permitted within the countryside, contrary to Policies CS1 and CS2 of the Mid Suffolk Core Strategy (2008). The proposal is located in the countryside where the development of a new dwelling would not materially enhance or maintain the vitality of the rural community. Future occupants will, moreover, be likely to be reliant upon the private car to access services, facilities and employment. The District Council has an evidenced supply of land for housing in excess of 9 years and has taken steps to boost significantly the supply of homes in sustainable locations.

On this basis the proposal would not promote sustainable development and would be contrary to the adopted policies of the development plan which seek to direct the majority of new development to towns and key service centres listed in the Core Strategy 2008 with some provision to meet local needs in primary and secondary villages under policy CS1. In the countryside development is to be restricted having regard to policy CS2 and it is considered that in the circumstances of this application the direction of new housing development to more sustainable locations is of greater weight than the delivery of one additional dwelling in a less sustainable location. Having regard to the significant supply of land for homes in the District it is considered that the objectives of paragraph 60 of the NPPF are being secured and that on the considerations of this application the objective to boost significantly the supply of homes should be given reduced weight.

It is considered that the development of this site would cause adverse impacts to the proper planning of the District having regard to the above mentioned development plan objectives to secure planned development in more sustainable locations rather than piecemeal development in less sustainable locations which significantly and demonstrably outweigh the limited benefits of this development.

As such the proposal is not acceptable in principle, being contrary to paragraphs 8, 11, 193 and 196 of the NPPF, Policies CS1, CS2 and CS5 of the Core Strategy (2008), Policy FC1 and FC1.1 of the Core Strategy Focused Review (2012) Policies H7 and CL8 of the Mid Suffolk Local Plan (1998).

- 9.2 The application furthermore would result in harm on the character of the countryside, with loss of significant landscaping, and intrusion of built development. In addition, the proposal fails to

demonstrate that there would not be an adverse impact on protect species or deliver biodiversity net gain. The proposal would be contrary to CL8 of the Mid Suffolk Local Plan (1998), CS5 of the Core Strategy (2008), Policy FC1 and FC1.1 of the Core Strategy Focused Review (2012)

RECOMMENDATION

(1) That the Chief Planning Officer be authorised to REFUSE Planning Permission based on the following reasons:

1. The proposal is in a countryside location where the development of a new dwelling would not materially enhance or maintain the vitality of the rural community. Future occupants will, moreover, be likely to be reliant upon the private car to access services, facilities and employment. The District Council has an evidenced supply of land for housing in excess of 9 years and has taken steps to boost significantly the supply of homes in sustainable locations.

On this basis the proposal would not promote sustainable development and would be contrary to the adopted policies of the development plan which seek to direct the majority of new development to towns and key service centres listed in the Core Strategy 2008 with some provision to meet local needs in primary and secondary villages under policy CS1. In the countryside development is to be restricted having regard to policy CS2 and it is considered that in the circumstances of this application the direction of new housing development to more sustainable locations is of greater weight than the delivery of one additional dwelling in a less sustainable location. Having regard to the significant supply of land for homes in the District it is considered that the objectives of paragraph 60 of the NPPF are being secured and that on the considerations of this application the objective to boost significantly the supply of homes should be given reduced weight.

It is considered that the development of this site would cause adverse impacts to the proper planning of the District having regard to the above mentioned development plan objectives to secure planned development in more sustainable locations rather than piecemeal development in less sustainable locations which significantly and demonstrably outweigh the limited benefits of this development.

As such the proposal is not acceptable in principle, being contrary to paragraphs 8 and 11 of the NPPF (2021), Policy H7 of the Mid Suffolk Local Plan (1998), Policies CS1 and CS2 of the Core Strategy (2008) and Policy FC1 and FC1.1 of the Core Strategy Focused Review (2012).

2. The proposed development results in the imposition of built development into the open countryside in a location where this would result in significant impacts on the character and appearance of the countryside, failing to protect or conserve landscape qualities and adversely impact the character of the countryside. As such the proposal would fail to comply with the requirements of Policy CL8 of the adopted Mid Suffolk Local Plan (1998), Policy CS5 of the Mid Suffolk Core Strategy (2008), and chapter 15 of the NPPF (2018).
3. The application fails to adequately demonstrate that the proposed development would not adversely impact protected species and deliver biodiversity net gain. The proposal is therefore contrary to policies CL8 of the adopted Mid Suffolk Local Plan (1998), CS5 of the Mid Suffolk Core Strategy (2008) and chapter 15 of the National Planning Policy Framework 2021, the Conservation of Habitats and Species Regulations 2010 and the Natural Environment and Rural Communities Act 2006.

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Application No: DC/22/01535

Location: Land At, Blacksmith Road
Cotton, IP14 4QN

		Page No.
Appendix 1: Call In Request	<i>No</i>	
Appendix 2: Details of Previous Decision	<i>N/a</i>	
Appendix 3: Parish Council/s	<i>Cotton</i>	
Appendix 4: National Consultee Responses	<i>None</i>	
Appendix 5: County Council Responses	<i>SCC Highways, SCC Fire and Rescue</i>	
Appendix 6: Internal Consultee Responses	<i>Environmental Health (Land Contamination) and Arboricultural Officer</i>	
Appendix 7: Any other consultee responses	<i>None</i>	
Appendix 8: Application Site Location Plan	<i>Yes</i>	
Appendix 9: Application Plans and Docs	<i>Yes</i>	
Appendix 10: Further information	<i>N/a</i>	

The attached appendices have been checked by the case officer as correct and agreed to be presented to the committee.



Babergh and Mid Suffolk District Councils

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From: BMSDC Planning Area Team Yellow <planningyellow@babberghmidsuffolk.gov.uk>
Sent: 04 May 2022 04:38:20
To:
Cc:
Subject: FW: Comment URGENT
Attachments:

-----Original Message----- From: Tina Newell Sent: 04 May 2022 11:11 To: BMSDC Planning Mailbox Subject: Comment URGENT Good morning Please would you upload the following comment on to application DC/22/01535. Councillors considered this application and after discussion agreed to recommend REFUSAL for the following reasons: CS2 identifies the Countryside as the least preferable location for development, with development permitted only in exceptional circumstances subject to a proven justifiable need - the Parish Council undertook a consultation recently which confirms and justifies the need for cheap houses for younger families and properties for current residents to down-size into; CS2 also states countryside development will be restricted to defined categories in accordance with other Core Strategies none of which are relevant to this application; further to a local consultation, five years ago, residents offer strong support to development on Blacksmiths Road on a brownfield site; this application being considered is outside the settlement boundary and would cause harm to the character of the Countryside and the openness of the Countryside in this location; the District Council have a proven five year housing land supply; development should retain and support the character of Cotton as a rural village. In accordance with the NPPF this application offers no economic, social or environmental role to the Parish of Cotton Many thanks Best wishes Tina Tina Newell Parish Clerk Cotton

Your Ref: DC/22/01535
Our Ref: SCC/CON/1651/22
Date: 27 April 2022
Highways Enquiries to: Highways.DevelopmentControl@suffolk.gov.uk



All planning enquiries should be sent to the Local Planning Authority.

Email: planning@babberghmidsuffolk.gov.uk

The Planning Department
MidSuffolk District Council
Planning Section
1st Floor, Endeavour House
8 Russell Road
Ipswich
Suffolk
IP1 2BX

For the attention of: Mahsa Kavyani

Dear Mahsa,

TOWN AND COUNTRY PLANNING ACT 1990 CONSULTATION RETURN: DC/22/01535

PROPOSAL: Application for Outline Planning Permission (All Matters Reserved) Town and Country Planning Act 1990 - Erection of 1 No. self-built detached dwelling with garage.

LOCATION: Land At, Blacksmith Road, Cotton, Suffolk, IP14 4QN

Notice is hereby given that the County Council as Highway Authority make the following comments:

Condition: Before the access is first used, vehicular visibility splays shall be provided as shown on Drawing Ref. 'Visibility splays' with an X dimension of 2.4 metres and a Y dimension of 59 metres to the nearside edge of the carriageway and thereafter retained in the specified form. Notwithstanding the provisions of Part 2 Class A of the Town & Country Planning (General Permitted Development) Order 2015 (or any Order revoking and re-enacting that Order with or without modification) no obstruction to visibility shall be erected, constructed, planted or permitted to grow over 0.6 metres high within the areas of the visibility splays.

Reason: To ensure drivers of vehicles entering the highway have sufficient visibility to manoeuvre safely including giving way to approaching users of the highway without them having to take avoiding action and to ensure drivers of vehicles on the public highway have sufficient warning of a vehicle emerging in order to take avoiding action, if necessary.

Condition: No other part of the development hereby permitted shall be commenced until the new vehicular access has been laid out and completed in all respects in accordance with Suffolk County Council's standard access drawing DM01, with a minimum entrance width of 3 metres for a single access. Thereafter it shall be retained in its approved form.

Reason: To ensure the access is laid out and completed to an acceptable design in the interests of the safety of persons using the access and users of the highway. This needs to be a pre-commencement condition because access for general construction traffic is not otherwise achievable safely.

Condition: Prior to the development hereby permitted being first occupied, the new vehicular access onto the highway shall be properly surfaced with a bound material for a minimum distance of 5 metres measured from the nearside edge of the metalled carriageway, in accordance with details that shall have previously been submitted to and approved in writing by the Local Planning Authority.

Reason: To ensure construction of a satisfactory access and to avoid unacceptable safety risks arising from materials deposited on the highway from the development.

Condition: Before the development is commenced, details of the areas and infrastructure to be provided for the loading, unloading, manoeuvring and parking of vehicles including powered two-wheeled vehicles and electric vehicle charging points shall be submitted to and approved in writing by the Local Planning Authority. The approved scheme shall be carried out in its 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 in accordance with the current Suffolk Guidance for Parking (2019) where on-street parking and or loading, unloading and manoeuvring would be detrimental to highway safety. This is a pre-commencement condition because it must be demonstrated that the development can accommodate sufficient parking spaces before construction works may make this prohibitive and in the interests of ensuring highway safety.

Condition: Before the development is commenced, details of secure, lit and covered cycle storage and electric vehicle charging infrastructure shall be submitted to and approved in writing by the Local Planning Authority. The approved scheme shall be carried out in its entirety before the development is brought into use and shall be retained thereafter and used for no other purpose.

Reason: To ensure the provision of cycle storage and charging infrastructure for electric vehicles in accordance with Suffolk Guidance for Parking (2019).

Note: As per Suffolk Guidance for Parking (2019), ducting and a suitable consumer unit to allow for the installation of one EV charging unit should be provided per Class C3 dwelling.

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 including any system to dispose of the water. The approved scheme shall be carried out in its entirety before the access is first used and shall be retained thereafter in its approved form.

Reason: To prevent hazards caused by flowing water or ice on the highway. This needs to be a pre-commencement condition to avoid expensive remedial action which adversely impacts on the viability of the development if, given the limitations on areas available, a suitable scheme cannot be retrospectively designed and built.

Condition: Before the development is commenced, details of the areas to be provided for the storage and presentation for collection/emptying of refuse and recycling bins shall be submitted to and approved in writing by the Local Planning Authority. The approved scheme shall be carried out in its entirety before the development is brought into use and shall be retained thereafter for no other purpose.

Reason: To ensure that space is provided for refuse and recycling bins to be stored and presented for emptying and left by operatives after emptying clear of the highway and access to avoid causing obstruction and dangers for the public using the highway.

Note: 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 Suffolk County Council or its agents at the applicant's expense.

Suffolk County Council must be contacted on Tel: 0345 606 6171.

For further information go to:

<https://www.suffolk.gov.uk/roads-and-transport/parking/apply-and-pay-for-a-dropped-kerb/>

or;

<https://www.suffolk.gov.uk/planning-waste-and-environment/planning-and-development-advice/application-for-works-licence/>

Suffolk County Council drawings DM01 - DM14 are available from:

<https://www.suffolk.gov.uk/planning-waste-and-environment/planning-and-development-advice/standard-drawings/>

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.

Note: Suffolk County Council's highway apparatus appears to be affected by this proposal. The applicant must contact Suffolk County Council, telephone 0345 606 6067 to agree any necessary alterations to be carried out at the expense of the developer.

Yours sincerely,

Mohammedur Rashid-Miah
Transport Planning Engineer
Growth, Highways and Infrastructure

Your Ref: DC/22/01535
Our Ref: SCC/CON/1107/22
Date: 4 April 2022
Highways Enquiries to: Highways.DevelopmentControl@suffolk.gov.uk



All planning enquiries should be sent to the Local Planning Authority.

Email: planning@babberghmidsuffolk.gov.uk

The Planning Department
MidSuffolk District Council
Planning Section
1st Floor, Endeavour House
8 Russell Road
Ipswich
Suffolk
IP1 2BX

For the attention of: Mahsa Kavyani

Dear Mahsa,

TOWN AND COUNTRY PLANNING ACT 1990 CONSULTATION RETURN: DC/22/01535

PROPOSAL: Application for Outline Planning Permission (All Matters Reserved) Town and Country Planning Act 1990 - Erection of 1 No. self-built detached dwelling with garage.

LOCATION: Land At, Blacksmith Road, Cotton, Suffolk, IP14 4QN

Notice is hereby given that the County Council as Highway Authority make the following comments:

For Suffolk County Council to assess the application, vehicular visibility splays should be provided to determine the level of visibility this access would be able to achieve. The splays are to be measured 2.4 metres back from the edge of the carriageway at the centre of the access (X Value) and drawn to the nearside edge of the carriageway, in both directions, without encroaching third party land (Y Value). Nothing above the height of 0.6 metres should be situated within the visibility splays.

It should be recognised that for a Class U carriageway with a nominal speed limit of 30mph, a Y Value of 59 metres is expected. This should be illustrated within the revised plan as outlined above.

In addition to the above, the new vehicular access will need to be designed in accordance with Suffolk County Council's standard access drawing DM01, with a minimum entrance width of 3 metres for a single access.

Until the above concerns have been addressed, a holding objection to the proposal will be maintained.

Yours sincerely,

Mohammedur Rashid-Miah
Transport Planning Engineer
Growth, Highways and Infrastructure

Babergh Mid Suffolk District Council
Planning Department
Endeavour House
Russell Road
Ipswich
IP1 2BX

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

Your Ref:
Our Ref: FS/F221598
Enquiries to: Water Officer
Direct Line: 01473 260588
E-mail: Fire.BusinessSupport@suffolk.gov.uk
Web Address: <http://www.suffolk.gov.uk>

Date: 04/04/2022

Dear Sirs

Land at Blacksmith Road, Cotton IP14 4QN
Planning Application No: DC/22/01535/OUT

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), 2019 Edition, 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, 2019 Edition.

Water Supplies

No additional water supply for fire fighting purposes is required in respect of this planning application.

/continued

OFFICIAL

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 or appoint Approved Inspector in the first instance. For further advice and information regarding water supplies, please contact the Water Officer at the above headquarters.

Yours faithfully

Water Officer

Suffolk Fire and Rescue Service

Copy: info@philcobboldplanning.co.uk
Enc: Sprinkler information

From: Andy Rutson-Edwards
Sent: 24 March 2022 07:33
Subject: WK305230 DC2201535

Environmental Health - Land Contamination
23rd March 2022
Dear Sir/Madam

APPLICATION FOR OUTLINE PLANNING PERMISSION - DC/22/01535

Proposal: Application for Outline Planning Permission (All Matters Reserved) Town and Country

Planning Act 1990 - Erection of 1No self build detached dwelling with garage.

Location: Land At, Blacksmith Road, Cotton, IP14 4QN

Many thanks for your request for comments in relation to the above application. Having reviewed the application I can confirm that I have no objection to the proposed development from the perspective of land contamination. I would only request that the LPA are contacted in the event of unexpected ground conditions being encountered during construction and that the below minimum precautions are undertaken until such time as the LPA responds to the notification. I would also advise that the developer is made aware that the responsibility for the safe development of the site lies with them.

Minimum requirements for dealing with unexpected ground conditions being encountered during construction.

- 1. All site works at the position of the suspected contamination will stop and the Local Planning Authority and Environmental Health Department will be notified as a matter of urgency.*
- 2. A suitably trained geo-environmental engineer should assess the visual and olfactory observations of the ground and the extent of contamination and the Client and the Local Authority should be informed of the discovery.*
- 3. The suspected contaminated material will be investigated and tested appropriately in accordance with assessed risks. The investigation works will be carried out in the presence of a suitably qualified geo-environmental engineer. The investigation works will involve the collection of solid samples for testing and, using visual and olfactory observations of the ground, delineate the area over which contaminated materials are present.*
- 4. The unexpected contaminated material will either be left in situ or be stockpiled (except if suspected to be asbestos) whilst testing is carried out and suitable assessments completed to determine whether the material can be re-used on site or requires disposal as appropriate.*
- 5. The testing suite will be determined by the independent geo-environmental specialist based on visual and olfactory observations.*
- 6. Test results will be compared against current assessment criteria suitable for the future use of the area of the site affected.*
- 7. Where the material is left in situ awaiting results, it will either be reburied or covered with plastic sheeting.*
- 8. Where the potentially contaminated material is to be temporarily stockpiled, it will be placed either on a prepared surface of clay, or on 2000-gauge*

Visqueen sheeting (or other impermeable surface) and covered to prevent dust and odour emissions.

9. *Any areas where unexpected visual or olfactory ground contamination is identified will be surveyed and testing results incorporated into a Verification Report.*
10. *A photographic record will be made of relevant observations.*
11. *The results of the investigation and testing of any suspect unexpected contamination will be used to determine the relevant actions. After consultation with the Local Authority, materials should either be: • re-used in areas where test results indicate that it meets compliance targets so it can be re-used without treatment; or • treatment of material on site to meet compliance targets so it can be re-used; or • removal from site to a suitably licensed landfill or permitted treatment facility.*
12. *A Verification Report will be produced for the work.*

Andy

Andy Rutson-Edwards, MCIEH AMIOA

Senior Environmental Protection Officer

Babergh and Mid Suffolk District Council - Working Together

Tel: 01449 724727

Email andy.rutson-edwards@baberghmidsuffolk.gov.uk

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

From: David Pizzev
Sent: 31 March 2022 15:10
Subject: DC/22/01535 - OUT Land At, Blacksmith Road, Cotton

Mahsa

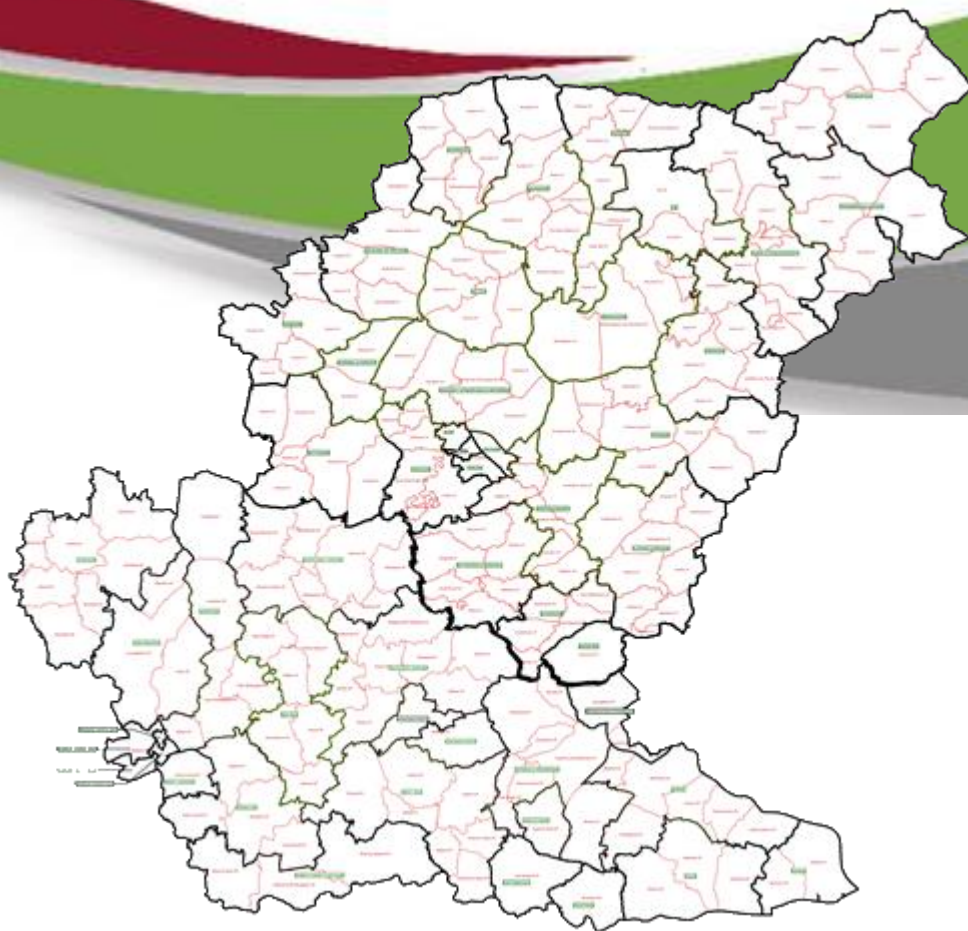
This proposal would seemingly require the removal of a number of trees from site although such information has not been included with the application. Until we have these details it will not be possible to properly consider the implications and effects of this development. If a layout design is not yet available, then a Tree Survey and draft retention/removal plan can be provided with possible additional information required as part of reserved matters.

Kind regards

David Pizzev FARborA
Arboricultural Officer

Application No:
DC/22/01535

Address:
Land At
Blacksmith Road
Cotton





Aerial Map – wider view

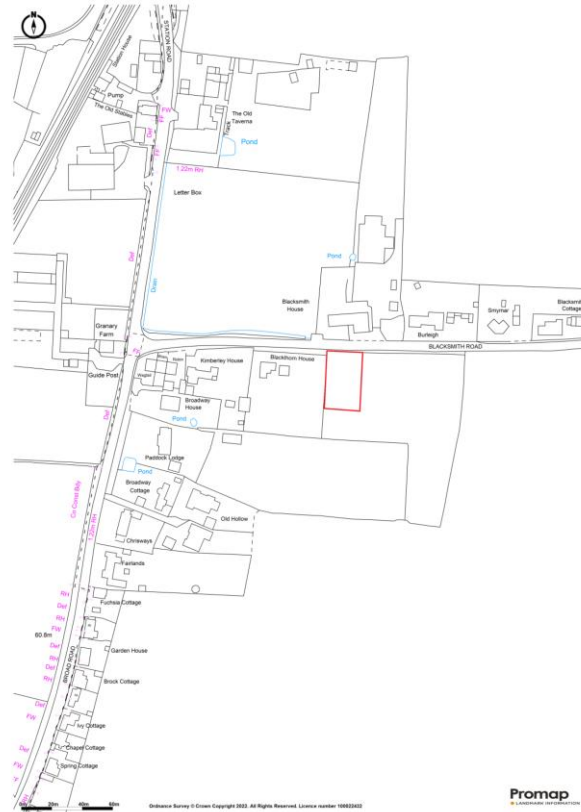
Slide 3



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42 Beatrice Avenue Felixstowe IP11 9HB
 info@philcobboldplanning.co.uk
 www.philcobboldplanning.co.uk
 01394 275431



**ERECTION OF DETACHED DWELLING WITH GARAGE (SELF BUILD)
 LAND AT BLACKSMITH ROAD, COTTON.**
 LOCATION PLAN SCALE 1:250

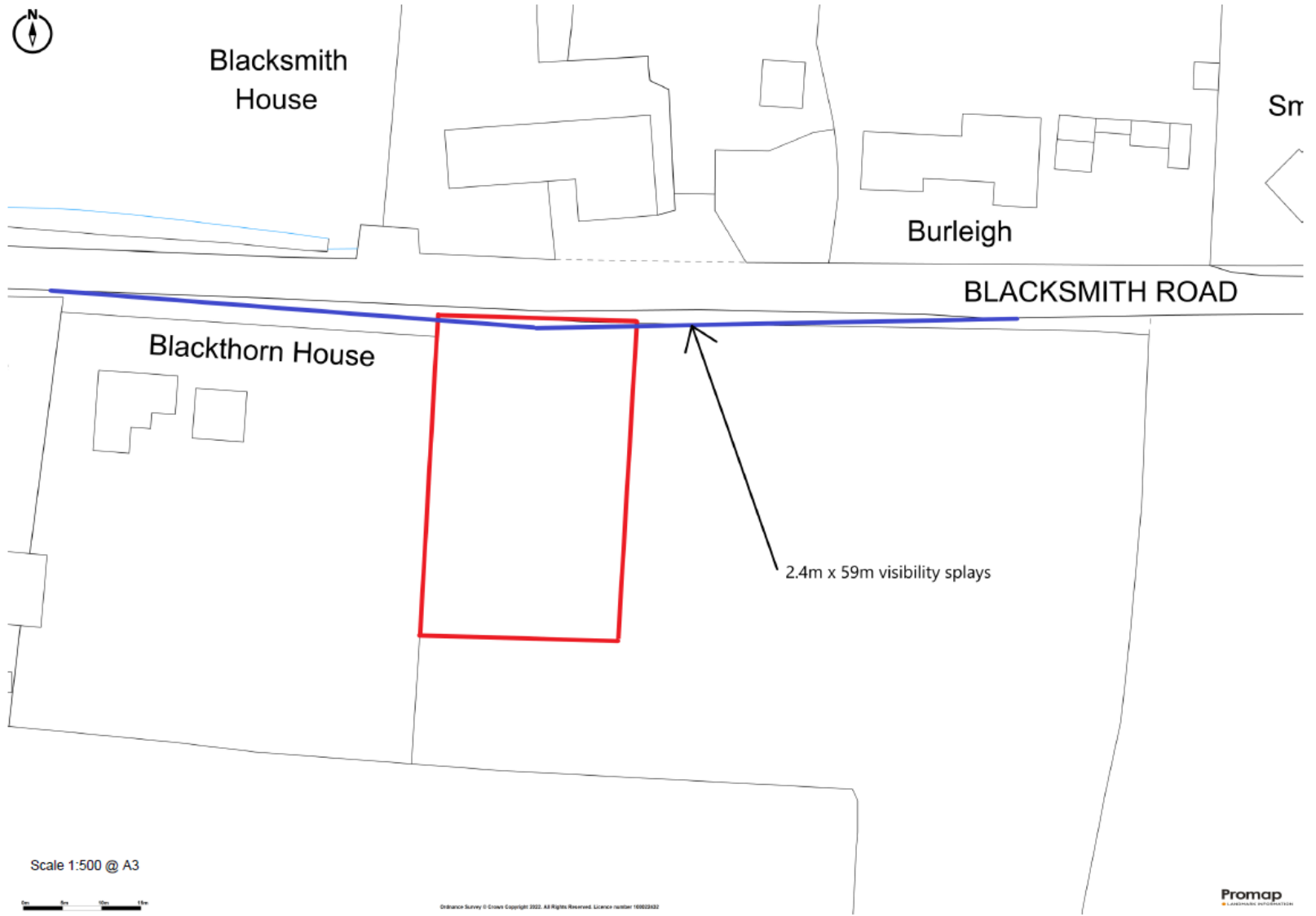
Constraints Map

- Footpath
- Built Up Area Boundaries

Slide 5



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Scale 1:500 @ A3



Agenda Item 7b

Committee Report

Item No: 7B

Reference: DC/22/00661

Ward: Blakenham.

Case Officers: Vincent Pearce

Ward Member/s: Cllr John Field.

Averil Goudy

RECOMMENDATION –

Approve the Reserved Matters details with conditions

Description of Development

Submission of Details (Reserved matters) Application for Outline Planning Permission DC/20/01175. **Appearance, Landscaping, Layout and Scale** in relation to the construction of Phase 5 / Units 7, 8, 9 & 10.

Location

Port One Logistics Park, Blackacre Hill, Bramford Road, Great Blakenham. IP6 0RL

Expiry Date: 08/07/2022

Application Type: RES - Reserved Matters

Development Type: Major Large Scale - Manufacture/Industry/Storage/Warehousing

Applicant: Curzon de Vere Ltd

Agent: Mr Nick Davey

Parish: Great Blakenham

Site Area: 3.95ha

Density of Development:

Gross Density (Total Site): n/a

Net Density (Developed Site, excluding open space and SuDs): n/a

Details of Previous Committee / Resolutions and any member site visit: None

Has a Committee Call In request been received from a Council Member (Appendix 1): No

Has the application been subject to Pre-Application Advice: Yes informal

This reserved matters submission is submitted pursuant to the relevant condition/s attached to the outline planning permission reference: DC/20/01175 as granted 15.04.2021; distinguishing it from Outline Planning Permission 2351/16 as varied by Section 73 permission 1755/17 and Section 73 permission DC/20/03891. It is the subject of a signed S106 Agreement.

PART ONE – REASON FOR REFERENCE TO COMMITTEE

The application is referred to committee for the following reason/s:

The scale of development [*total floorspace*] exceeds the threshold set within the Council's formal Scheme of Delegation to the Chief Planning Officer.

PART TWO – POLICIES AND CONSULTATION SUMMARY

Summary of Policies

The Adopted Development Plan for Mid Suffolk District Council comprises the Mid Suffolk Core Strategy Focused Review (2012), the Mid Suffolk Core Strategy (2008) and the Mid Suffolk Local Plan (1998), specifically the live list of 'saved policies' (2007). The following are considered the most relevant to the determination of this proposal.

NPPF - National Planning Policy Framework

Adopted Mid Suffolk Core Strategy (2008)

CS02 - Development in the Countryside and Countryside Villages [countryside beyond the site]
CS03 - Reduce Contributions to Climate Change
CS04 - Adapting to Climate Change
CS05 - Mid Suffolk's Environment

Adopted Mid Suffolk Core Strategy Focused Review (2012)

FC01 - Presumption In Favour Of Sustainable Development
FC01_1 - Mid Suffolk Approach To Delivering Sustainable Development

Adopted Mid Suffolk Local Plan (1998)

GP01 - Design and layout of development
SB02 - Development appropriate to its setting
H16 - Protecting existing residential amenity.
CL05 - Protecting existing woodland
CL08 - Protecting wildlife habitats
T09 - Parking Standards
T10 - Highway Considerations in Development
T11 - Facilities for pedestrians and cyclists
T12 - Designing for people with disabilities

Neighbourhood Plan Status

This application site is not within a Neighbourhood Plan Area.

Consultations and Representations

During the course of the application Consultation and Representations from third parties have been received. These are summarised below.

A: Summary of Consultations

Town/Parish Council (Appendix 3)

Little Blakenham Parish Council: *[16 March 2022]*

Has 'no objection'

Great Blakenham Parish Council:

Has not responded *[consultation expiry 22 March 2022]*

Claydon and Whitton Parish Council:

Has not responded *[consultation expiry 02 March 2022]*

National Consultee (Appendix 4)

Ministry of Defence [MOD]: *[02 March 2022]*

No safeguarding* objections.

*[*possible adverse impacts on operations and flight safety at Wattisham Airfield] [this also includes an assessment of bird strike risk]*

National Highways [formerly Highways England]: *[15 February 2022]*

No objection

Historic England *[11 February 2022]*

Advised that they need not be consulted

The Environment Agency

Has not responded *[consultation expiry 02 March 2022]*

Suffolk County Council Responses (Appendix 5)

Highways: *[25 March 2022]*

Support submission subject to condition requiring early delivery of servicing areas and ev charging

PRoW: *[17 February 2022]*

Note FP 013 is adjacent to northern boundary but accept details subject to addition of standard informatives

LLFA: [23 February 2022]

Holding Objection. Following a virtual meeting held between DM / LLFA officers and the applicant and their drainage engineers and the submission of additional material an amended and positive consultation response is expected from the LLFA as the full drainage details are in any event to be determined by condition [being outside the scope of the RM submission other than in respect of possible layout implications] A verbal update will be provided at the meeting.

Fire & Rescue: [01 March 2022]

No comment as their requirements will be the subject of a separate discharge of condition submission [no 33]

Archaeology: [01 March 2022]

No objection subject to conditions. [no commencement before WSI and no occupation prior to site investigation and post investigation assessment being completed

Travel Planning: [10 February 2022]

No comment to make

Development Contributions Manager:

Has not responded [consultation expiry 02 March 2022]

Internal Consultee Responses (Appendix 6)

Heritage: [28 February 2022]

No comment to make

Environmental Health [pollution]: [02 March 2022]

No comment to make

Environmental Health [air quality]: [02 March 2022]

No comment to make

Environmental Health [land contamination]: [02 March 2022]

No comment to make

Environmental Health [sustainability]: [04 March 2022]

No comment to make and notes further sustainability requirements are subject to discharge via separate condition 21

Waste Services: [02 March 2022]

No objection subject to condition/informatives

Place Services [Ecology]: [14 March 2022]

Suggest further condition to include need for environmentally sensitive lighting scheme [as has been the case with previous units]

Arboricultural Officer

Has not responded *[consultation expiry 02 March 2022]*

Economic Development

Has not responded *[consultation expiry 02 March 2022]*

Communities (Major Development)

Has not responded *[consultation expiry 02 March 2022]*

Public Realm

Has not responded *[consultation expiry 02 March 2022]*

Other Consultee Responses (Appendix 7)**Anglian Water:** *[16 February 2022]*

No objection

East Suffolk Drainage Board: *[02 March 2022]*

Note that if infiltration is to be used it must be demonstrated that it is viable and if any drainage is to enter the existing watercourse network run-off rates be restricted to green field rates. *[this will be the case as required by the LLFA]*

Stowmarket Group – Patch 4

Has not responded *[consultation expiry 02 March 2022]*

British Horse Society

Has not responded *[consultation expiry 02 March 2022]*

Suffolk Police – Designing Out Crime Officers

Has not responded *[consultation expiry 02 March 2022]*

B: Representations

At the time of writing this report, which is after the expiry date for such representations to be received, no neighbour comments had been received.

(Note: All individual representations are counted and considered. Repeated and/or additional communication from a single individual will be counted as one representation.)

PLANNING HISTORY [the myriad discharge of condition references are not included]

REF: DC/ 21/05820	Application for approval of Reserved Matters following approval of Outline Planning Permission DC/20/03891 dated: 17/02/2021 - Appearance, Landscaping, Layout, and Scale in relation to the Construction of Phase 6 Unit 6 Class B8 Warehouse buildings including ancillary office space, production areas (Class E(g)) and car parking deck.	DECISION: GRANTED 02.02.2022
REF: DC/21/04358	Application for approval of Reserved Matters following approval of Outline Planning Permission DC/20/03891 dated: 17/02/2021 - Appearance, Landscaping, Layout, and Scale in relation to the Construction of Phase 8 Units 1 and 2 Class B8 Warehouse buildings including ancillary office space, production areas (Class E(g)) and car parking deck.	DECISION: GRANTED
REF: DC/21/02697	Full Planning Application - Extension of estate road and construction of part of carpark and service yard, with related landscaping to service unit 3.	DECISION: GRANTED 24.06.2021
REF: DC/21/02067	Submission of details (Reserved Matters) following Permission DC/20/03891 dated 17/02/2021 - Appearance, Landscaping, Layout and Scale for Construction of Phase 3 / Unit 3 Class B8 Warehouse building including ancillary office space, with car parking and loading / unloading areas, boundary landscaping and continuation of estate road.	DECISION: GRANTED 10.06.2021
REF: DC/20/01175	Application for Outline Planning Permission. (Access to be considered) Extension to Port One Business and Logistics Park (as permitted under ref. 2351/16 and varied by ref. 1755/17), together with associated works including drainage lagoons, ecology mitigation and landscaping	DECISION: GRANTED 15.04.2021
REF: DC/20/03891	Application under Section 73 of the Town and Country Planning Act relating to Planning Permission 2351/16 previously varied by 1755/17 for the variation of Conditions 20 (Proposed access road details) and 26 (Off road cycle route improvements)	DECISION: GRANTED 17.02.2021

REF: DC/19/01793	Submission of details under Outline Planning Permission 2351/16 (Varied by Section 73 permission 1755/17) for Appearance, Landscaping, Layout and Scale of Phase 2 extending estate road approved under DC/18/01897 to eastern & central parts, provision of main services & balancing lagoon & Phase 4 for central warehouse unit plot.	DECISION: GRANTED 23.10.2019
REF: DC/19/01827	Submission of Details under Outline Planning Permission 2351/16 (Varied by Section 73 permission 1755/17) for Appearance, Landscaping, Layout and Scale of Phase 1 Access Works	DECISION: GRANTED 10.07.2019
REF: 1755/17	Application for variation of condition 20 following grant of planning permission 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" to enable revised details for proposed accesses	DECISION: GRANTED 29.10.2018
REF: 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.	DECISION: GRANTED 17.11.2016

PART THREE – ASSESSMENT OF APPLICATION

1.0 The Site and Surroundings

- 1.1 Port One is an evolving highly successful e-commerce logistics park on the west side of the Bramford Road -B1113] within Great Blakenham. Opposite the entrance is the Energy from Waste plant operated by Suez/SCC on the east side of the road.



figure 1: **Location plan [units 7,8,9,10]**



figure 2: **Then Energy from Waste plant**

1.2 The site of the RM submission is on the far western edge of the wider Port One site and consists of cleared ground. It is adjoined by the Blakenham Estate [parkland] which occupies higher ground, the boundary being demarcated by a considerable escarpment.



figure 3: **Blackacre Road and view towards Port One** [March 2022]



figure 4: **The site's physical relationship to the Blakenham Estate**

2.0 The Proposal

2.1 This is a Reserved Matters submission for four warehouse units. The matters that are reserved are Layout, Appearance, Scale and Landscape

Unit 7: Total 55,588 sq.ft.

Unit 8: Total 82,595 sq.ft.

Unit 9: Total 52,563 sq.ft

Unit 10: Total 101,634 sq.ft.

3.0 The Principle of Development

3.1 Section 38(6) of the Planning and Compulsory Purchase Act 2004 states:

“If regard is to be had to the development plan for the purpose of any determination to be made under the planning Acts the determination must be made in accordance with the plan unless material considerations indicate otherwise.”

3.2 It is therefore the starting point for the Council when determining planning applications and so we must first consider the application in the light of relevant Development Plan policies.

3.3 The principle of development for a logistics park on this site has already been established by the planning permission granted under application reference DC/20/01175

4.0 Discussion: The Reserved Matters Details – Appearance, Landscaping, Layout and Scale in relation to the construction of Phase 5 / Units 7, 8, 9 & 10

4.1 Following approval of Reserved Matters under separate applications for units 1, 2, 3, 4 and 6 of the Port One e-commerce logistics park, Members will be familiar with the appearance and scale of these modern warehouse buildings on this particular site.



figure 5: **Proposed Front elevations**

4.2 As the operators of Port One have deliberately approached the development of this *Freeport Customs Area* site with the aim of created a distinctive ‘house style’ to reinforce branding the proposed scale and design of all four units are, as expected, entirely consistent with those previously approved. The RM satisfy local plan policies GP01 and SB02 in these regards.

4.3 Care has again been taken to ensure that the ridgeline of each building will sit below the tree-tops of the extensive mixed deciduous and evergreen plantation that embraces the eastern edge of the Blakenham Estate. This woodland creates a natural backdrop to Port One when viewed from the east and hides the development from views within the landscape from the west. The RM satisfy local plan policies CL5, CL8 and SB2 in these regards.

4.4 This concealment is in part achieved by:

- lowering ground levels to varying degrees within the plots – a technique already successfully used [and to be used] to reduce the visual impact of previously approved units; and,
- continuing to use the previously approved horizontal colour banding scheme [*shades of grey*] on each building. Members will recall that the darker shade sits at the top and the bands below become progressively lighter. Whilst this may seem counter intuitive where the aim is to conceal mass/scale the illusion is successful because the darker band is, in this case, read against plantation trees in the background and not the sky.

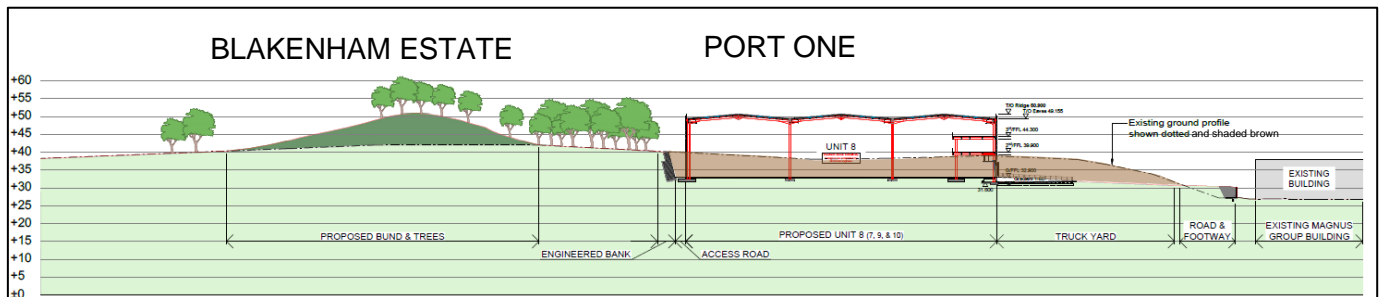


figure 6: **Proposed cross section [east-west]**

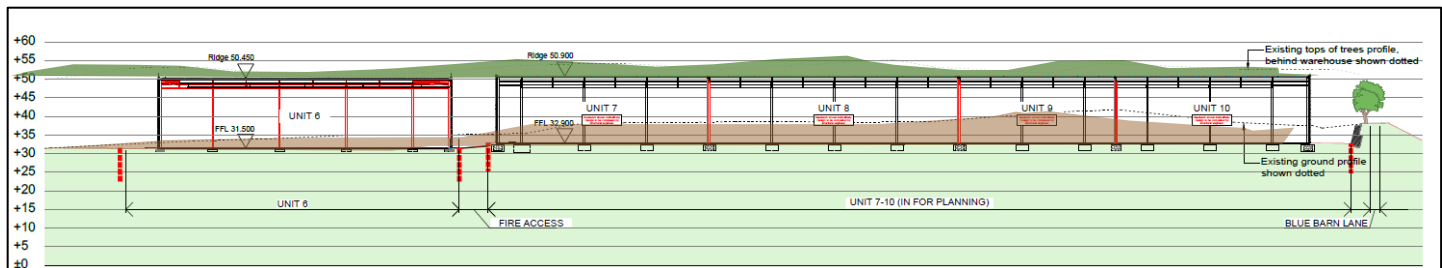


figure 7: **Proposed cross section [north-south]**

4.5 The proposed 4 units occupy a space that was potentially the site of two larger warehouses [in terms of their footprint] shown indicatively on the layout plan that accompanied the outline planning application. [DC/20/01175]

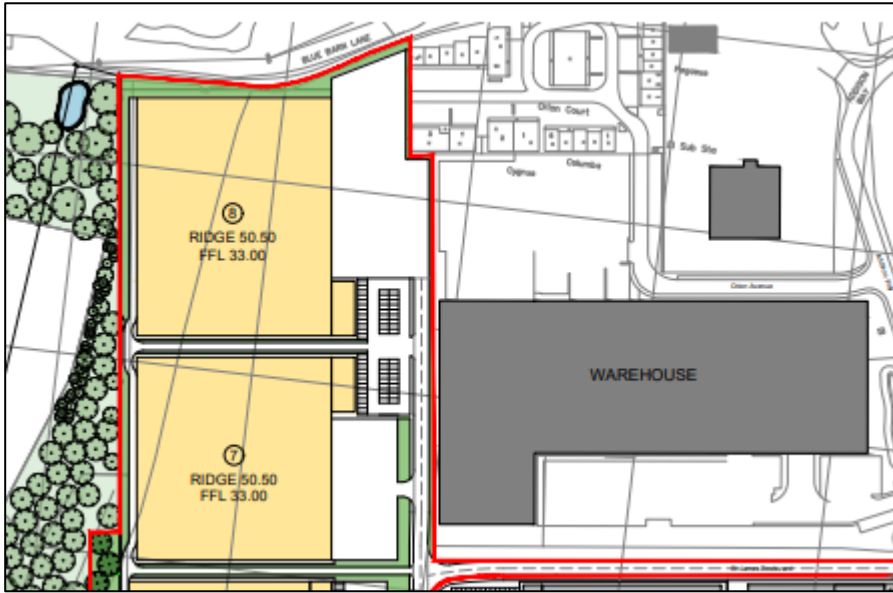


figure 8:

Extract from indicative layout submitted with outline application ref: DC/20/01175

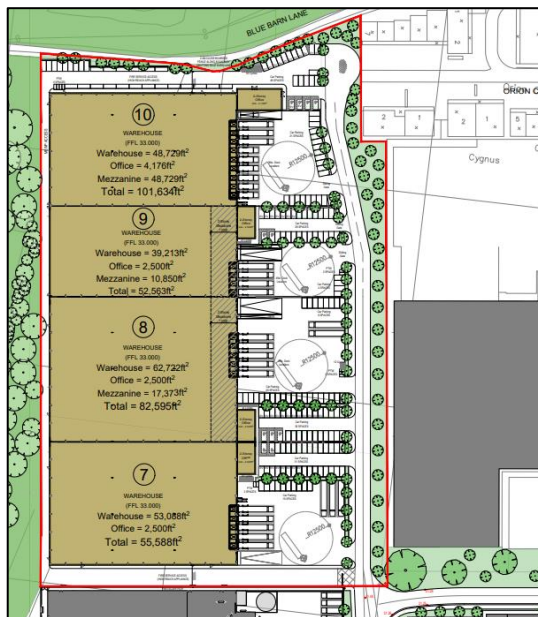


figure 9:

Extract from current layout

- 4.6 This in and of itself does not raise any new material planning issues. It does however reflect the operators' responsiveness to market demand as the construction of these units will not be speculative. *[occupiers having been identified]*
- 4.7 The proposed building positions do not encroach any further westwards than envisaged at outline stage and so no new implications arise for residual plantation depth – something that was carefully considered at outline stage. Local Plan Policy CL5 is therefore satisfied.
- 4.8 A new area of gently rising woodland will be created within the grounds of the Blakenham Estate associated with this stage of development on Port One.

4.9 Access

4.10 The site access was approved as part of the outline permission DC/20/01175.

4.11 The proposed access details within the site are acceptable and continue to expand the internal estate access in a logical manner, reflecting the pattern shown previously on masterplan layouts.

4.12 The new junction in and out of this development onto and from the B1113 is already in place having been secured and constructed with earlier phases of development. This new junction serves the new estate spine road now called Blackacre Road.

4.13 The access and parking details for units 7, 8, 9 and 10 are supported by Suffolk County Council as local highway authority. T11,12 and 13 are satisfied.



figure 10: Access via Blackacre Road

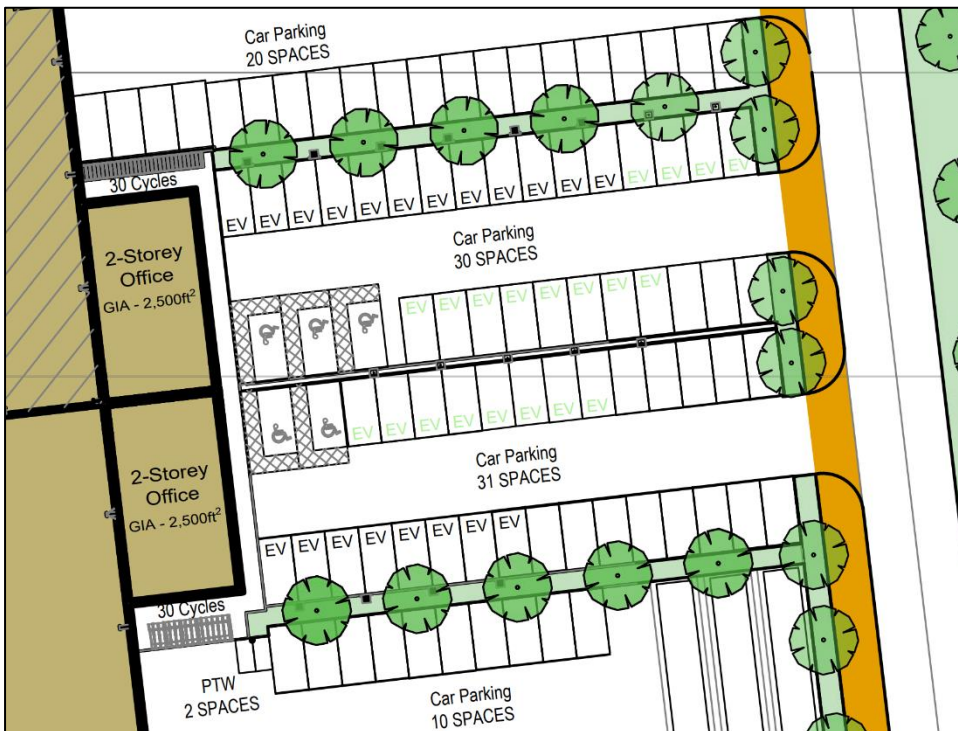


figure 11: Typical parking and access arrangement [unit 7/8]

4.14 Landscaping

4.15 Strategic landscaping details are acceptable and the fine detail [eg plant numbers, species and maintenance regime] can all be finalised by the addition of a further condition.

4.16 As indicated earlier the present phase of development brings with it the opportunity to further expand tree planting on land to the west of the site, so as to create a new dense area of woodland beyond the plantation. This will further enhance biodiversity and deliver additional compensatory planting. This should be secured by condition.



figure 12:

Proposed additional woodland planting

4.17 Within this 1ha area will be planted some 1318 tree whips and 438 hedgerow/thicket plants.

4.18 Sustainability

4.19 Members will now be very familiar with Curzon de Vere's *[the developer/operator]* commitment to making this site the greenest logistics park in the UK and features previously included in the design of buildings and sites will be incorporated into units 7, 8, 9 and 10. [eg no gas, electric power only, roof installed pv, fully electric [not bottled gas] fork lifts only, high levels of ev charging in parking areas [50%], electric staff mini buses [secured under outline S106]. Core Strategy requirements CS3, CS4, CS5, FC1 and FC1_1 are therefore satisfied.

PART FOUR – CONCLUSION

5.0 Planning Balance and Conclusion

- 5.1 The fact that the site enjoys the benefit of an outline planning permission needs to be given significant weight as does the fact that much of the development is already being built-out with the necessary reserved matters approvals from the Council.
- 5.2 These details are consistent with those previously approved by the Committee elsewhere within the Port One site and therefore this attracts significant weight.
- 5.3 The details if approved will result in key components of the extant outline planning permission coming forward and significant numbers of new jobs being created. The latest estimate of total numbers is 260.
- 5.4 The commercial expansion associated with these units conforms to the Council's economic strategy and care has been taken to ensure that any possible adverse impacts are appropriately mitigated attracting significant weight to the recommendation herein.
- 5.5 The developments green credentials are impressive and previously the Committee has welcomed Curzon de Vere's commitment to helping to tackle climate change through the way it is attempting to make this the greenest e-commerce logistics park in the UK.
- 5.6 If approved the applicant has indicated commencement on site would be rapid [subject to discharging relevant conditions] and that tenants are lined up to occupy all the units.
- 5.7 If this is the case then the significant and continued economic investment by Curzon de Vere in the District will be welcome along with the approximately 260 jobs that it will create and those support businesses and jobs it will reinforce.
- 5.8 Whilst opinions may vary as to the ultimate long-term economic benefits that will arise from Freeport development this site is a Freeport Customs Area and is part of the vital infrastructure needed to support Freeport East. [as is the Council's own Gateway 14 business park].
- 5.9 It provides the District, as a result of both the geography and the Council's own positive open for business attitude, with the opportunity to become a significant hub for economic growth which will in turn provide our communities with enhanced opportunities for sustainable employment.
- 5.10 The scale of operation that is possible within Port One is such that it appears to be attracting global inward investment rather than merely transferring existing businesses and jobs from elsewhere within the District.
- 5.11 In terms of what other public benefits are derived from the approved Port One development, the value of the business rate income by-product is significant.
- 5.12 In conclusion the details are acceptable.

RECOMMENDATION

That the Reserved Matters details be **APPROVED**

That authority be delegated to the Chief Planning Officer to APPROVE reserved matters subject to conditions as summarised below and those as may be deemed necessary by the Chief Planning Officer:

- Approved plans
- Link back reference to outline pp commencement period
- Full planting details with contoured finished levels plan for and management plan in respect of the new planting area west of the site prior to occupation of any unit 7, 8, 9 and/or 10
- As requested by SCC Highways with such conditions being required prior to occupation and not commencement as the implementation of the identified details cannot physically precede commencement
- As requested by Waste Services

and Informatives

S106

The development to which this Reserved Matters approval relates is the subject of an associated signed S106 Agreement

Such informatives as advised by the following consultees:

PRoW

1. PROW MUST remain open, unobstructed, and safe for the public to use at all times, including throughout any construction period. If it is necessary to temporarily close or divert a PROW, the appropriate process must be followed (please see points 4 and 5 below).

2. PROW are divided into the following classifications:

- Public Footpath – only for use on foot or with a mobility vehicle
- Public Bridleway – use as per a public footpath, and on horseback or by bicycle
- Restricted Byway – use as per a bridleway, and by a ‘non-motorised vehicle’, e.g. a horse and carriage
- Byway Open to All Traffic (BOAT) – can be used by all vehicles, in addition to people on foot, mobility vehicle, horseback and bicycle

All currently recorded PROW are shown on the Definitive Map and described in the Definitive Statement (together forming the legal record of all currently recorded PROW). There may be other PROW that exist which have not been registered on the Definitive Map. These paths are either historical paths that were not claimed under the National Parks and Access to the Countryside Act 1949 or since, or paths that have been created by years of public use. To check for any unrecorded rights or anomalies, please contact DefinitiveMaps@suffolk.gov.uk.

3. The applicant, and any future owners, residents etc, must have private rights to take motorised vehicles over a PROW other than a BOAT. To do so without lawful authority is an offence under the Road Traffic Act 1988. Any damage to a PROW resulting from works must be made good by the applicant. Suffolk County Council is not responsible for the maintenance and repair of PROW beyond the wear and tear of normal use for its classification and will seek to recover the costs of any such damage it is required to remedy. We do not keep records of private rights and suggest that a solicitor is contacted.

4. The granting of planning permission IS SEPARATE to any consents that may be required in relation to PROW. It DOES NOT give authorisation for structures such as gates to be erected on a PROW, or the temporary or permanent closure or diversion of a PROW. Nothing may be done to close, alter the alignment, width, surface or condition of a PROW, or to create a structure such as a gate upon a PROW, without the due legal process being followed, and permission being granted from the Rights of Way & Access Team as appropriate. Permission may or may not be granted depending on all the circumstances. To apply for permission from Suffolk County Council (as the highway authority for Suffolk) please see below:

- To apply for permission to carry out work on a PROW, or seek a temporary closure – <https://www.suffolk.gov.uk/roadsand-transport/public-rights-of-way-in-suffolk/rights-and-responsibilities/> or telephone 0345 606 6071. PLEASE NOTE, that any damage to a PROW resulting from works must be made good by the applicant. Suffolk County Council is not responsible for the maintenance and repair of PROW beyond the wear and tear of normal use for its classification and will seek to recover the costs of any such damage it is required to remedy.
- To apply for permission for structures such as gates to be constructed on a PROW – contact the relevant Area Rights of Way Team - contact the relevant Area Rights of Way Team <https://www.suffolk.gov.uk/roads-and-transport/public-rightsof-way-in-suffolk/public-rights-of-way-contacts/> or telephone 0345 606 6071.

5. To apply for permission for a PROW to be stopped up or diverted within a development site, the officer at the appropriate borough or district council should be contacted at as early an opportunity as possible to discuss the making of an order under s257 of the Town and Country Planning Act 1990 - <https://www.suffolk.gov.uk/roads-and-transport/public-rights-of-way-insuffolk/public-rights-of-way-contacts/> PLEASE NOTE, that nothing may be done to stop up or

divert the legal alignment of a PROW until the due legal process has been completed and the order has come into force.

6. Under Section 167 of the Highways Act 1980 any structural retaining wall within 3.66 metres of a PROW with a retained height in excess of 1.37 metres, must not be constructed without the prior written approval of drawings and specifications by Suffolk County Council. The process to be followed to gain approval will depend on the nature and complexity of the proposals. Construction of any retaining wall or structure that supports a PROW or is likely to affect the stability of the PROW may also need prior approval at the discretion of Suffolk County Council. Applicants are strongly encouraged to discuss preliminary proposals at an early stage.

7. Any hedges adjacent to PROW must be planted a minimum of 2.0 metres from the edge of the path in order to allow for annual growth. The landowner is responsible for the maintenance of the hedge and hedges must not obstruct the PROW. Some hedge types may need more space, and this should be taken into account by the applicant. In addition, any fencing should be positioned a minimum of 0.5 metre from the edge of the path in order to allow for cutting and maintenance of the path, and should not be allowed to obstruct the PROW.

8. There may be a further requirement to enhance the PROW network relating to this development. If this is the case, a separate response will contain any further information. In the experience of the County Council, early contact with the relevant PROW officer avoids problems later on, when they may be more time consuming and expensive for the applicant to address. More information about Public Rights of Way can be found at www.suffolk.gov.uk/roads-and-transport/public-rights-of-way-in-suffolk/.

Waste Services

Attention drawn to guidance documents

Archaeology

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.

Ecology

Furthermore, it is indicated that a wildlife friendly lighting scheme should be provided for this application, in line with condition 19 of the outline consent. However, it is also accepted that these measures could be secured via a discharge of condition application, prior to beneficiary use. The lighting strategy should follow BCT & ILP Guidance and a professional ecologist should be consulted to advise on the likely ecological impacts from this scheme. Ideally, the following measures should be indicated to avoid impacts to foraging and commuting bats:

- Light levels should be as low as possible as required to fulfil the lighting need.

- Environmentally Sensitive Zones should be established within the development, where lighting could potentially impact important foraging and commuting routes for bats.
- Lux levels and horizontal lighting should be directed away from boundary edges and Environmentally Sensitive Zones and kept as low as possible. This should preferably demonstrate that the boundary features and Environmentally Sensitive Zones are not exposed to lighting levels of approximately 1 lux. This is necessary to ensure that light sensitive bat species, will not be affected by the development.
- Warm White lights should be used preferably at < 3000k within Environmentally Sensitive Zones. This is necessary as lighting which emit an ultraviolet component or that have a blue spectral content have a high attraction effects on insects. This may lead in a reduction in prey availability for some light sensitive bat species.
- Light columns should be as short as possible as light at a low level reduces the ecological impact.
- The use of cowls, hoods, reflector skirts or shields could be used to prevent horizontal spill in Environmentally Sensitive Zones.



Application No: DC/22/00661

Location: Port One Logistics Park, Blackacre Hill,
Bramford Road, Great Blakenham, IP6 0RL

Page No.

Appendix 1: Call In Request	<i>N/A</i>	
Appendix 2: Details of Previous Decision	<i>DC/20/01175</i>	
Appendix 3: Town/Parish Council/s	<i>Little Blakenham Parish Council</i>	
Appendix 4: National Consultee Responses	<i>Ministry of Defence [MOD] National Highways Historic England</i>	
Appendix 5: County Council Responses	<i>SCC – Highways SCC – Rights of Way Department SCC – Floods and Water SCC – Fire & Rescue SCC – Archaeology SCC – Travel Plan</i>	
Appendix 6: Internal Consultee Responses	<i>Heritage Team Environmental Health – Noise/Odour/Light/Smoke Environmental Health – Air Quality Environmental Health – Land Contamination</i>	



Babergh and Mid Suffolk District Councils



	<i>Environmental Health - Sustainability Issues</i> <i>MSDC – Water Manager (Major Developments)</i> <i>Place Services Ecology</i>	
Appendix 7: Any other consultee responses	<i>Anglian Water</i> <i>East Suffolk Drainage Board</i> <i>No letters/emails/online comments received.</i>	
Appendix 8: Application Site Location Plan	Yes	
Appendix 9: Application Plans and Docs	Yes	
Appendix 10: Further information	N/A	

The attached appendices have been checked by the case officer as correct and agreed to be presented to the committee.



Consultee Comments for Planning Application DC/22/00661

Application Summary

Application Number: DC/22/00661

Address: Port One Logistics Park Blackacre Hill Bramford Road Great Blakenham IP6 0RL

Proposal: Submission of Details (Reserved matters) Application for Outline Planning Permission DC/20/01175. Appearance, Landscaping, Layout and Scale in relation to the construction of Phase 5 / Units 7, 8, 9 & 10

Case Officer: Vincent Pearce

Consultee Details

Name: Mrs Jennie Blackburn

Address: 1 All Saints Road, Creeting St Mary, Suffolk IP6 8NF

Email: Not Available

On Behalf Of: Little Blakenham Parish Clerk

Comments

The Parish Council has no objections to the application.



Ministry of Defence

Defence Infrastructure Organisation

Philip Isbell
Babergh and Mid Suffolk District Councils
Endeavour House
8 Russell Road
Ipswich
IP1 2BX

Ministry of Defence
Safeguarding Department
St George's House
DIO Headquarters
DMS Whittington
Lichfield
Staffordshire
WS14 9PY

Tel: 07815484477

E-mail: DIO-safeguarding-statutory@mod.gov.uk

Your reference: DC/22/00661

Our reference: 10053284

www.mod.uk/DIO

02 March 2022

Dear Philip,

MOD Safeguarding – Wattisham Station

Proposal: Submission of Details (Reserved matters) Application for Outline Planning Permission DC/20/01175. Appearance, Landscaping, Layout and Scale in relation to the construction of Phase 5 / Units 7, 8, 9 & 10

Location: Port One Logistics Park, Blackacre Hill, Bramford Road, Great Blakenham IP6 0RL

Grid Ref: Easting: 611712 Northing: 249454

Thank you for consulting the Ministry of Defence (MOD) on the above proposed development, that was previously responded to, which was received by this office.

The Defence Infrastructure Organisation (DIO) Safeguarding Team represents the Ministry of Defence (MOD) as a consultee in UK planning and energy consenting systems to ensure that development does not compromise or degrade the operation of defence sites such as aerodromes, explosives storage sites, air weapon ranges, and technical sites or training resources such as the Military Low Flying System.

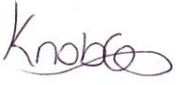
The application is a submission of details (reserved matters) Application for outline planning permission DC/20/01175. The floor plans have been revised for the Phase 5 Units 7, 8, 9 and 10.

The application site occupies the statutory safeguarding zone(s) surrounding Wattisham Station. In particular, the aerodrome height, technical and birdstrike safeguarding zones surrounding the aerodrome and is approx. 9.4km from the centre of the airfield. The application was referred previously to BML and it remains as No Objection.

After reviewing the application documents, I can confirm the MOD has no safeguarding objections to this proposal.

I trust this is clear however should you have any questions please do not hesitate to contact me.

Yours sincerely

A handwritten signature in black ink, appearing to read 'Kaye Noble', with a stylized, cursive script.

Kaye Noble
Assistant Safeguarding Manager
DIO Safeguarding

National Highways Planning Response (NHPR 21-09)
Formal Recommendation to an Application for Planning Permission

From: Martin Fellows (Regional Director)
Operations Directorate
East Region
National Highways
PlanningEE@highwaysengland.co.uk

To: Mid Suffolk District Council

CC: transportplanning@dft.gov.uk
spatialplanning@highwaysengland.co.uk

Council's Reference: DC/22/00661/RES

Location Port One Logistics Park Blackacre Hill Bramford Road Great Blakenham IP6 0RL

Proposal: Submission of Details (Reserved matters) Application for Outline Planning Permission DC/20/01175. Appearance, Landscaping, Layout and Scale in relation to the construction of Phase 5 / Units 7, 8, 9 & 10

Referring to the consultation on a planning application dated 14 February 2022, referenced above, in the vicinity of the A14, that forms part of the Strategic Road Network, notice is hereby given that National Highways' formal recommendation is that we:


- a) offer no objection (see reasons at Annex A);
- ~~b) recommend that conditions should be attached to any planning permission that may be granted (see Annex A – National Highways recommended Planning Conditions & reasons);~~
- ~~c) recommend that planning permission not be granted for a specified period (see reasons at Annex A);~~
- ~~d) recommend that the application be refused (see reasons at Annex A)~~

Highways Act 1980 Section 175B is/is not relevant to this application.¹

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

This represents National Highways' formal recommendation and is copied to the Department for Transport as per the terms of our Licence.

Should the Local Planning Authority not propose to determine the application in accordance with this recommendation they are required to consult the Secretary of State for Transport, as set out in the [Town and Country Planning \(Development Affecting Trunk Roads\) Direction 2018](#), via transportplanning@dft.gov.uk and may not determine the application until the consultation process is complete.

Signature: 	Date: 15 February 2022
Name: Mark Norman	Position: Spatial Planner
National Highways Highways England Woodlands Manton Lane Bedford MK41 7LW	

Annex A National Highway's assessment of the proposed development

National Highways has been appointed by the Secretary of State for Transport as a strategic highway company under the provisions of the Infrastructure Act 2015 and is the highway authority, traffic authority and street authority for the Strategic Road Network (SRN). The SRN is a critical national asset and as such we work to ensure that it operates and is managed in the public interest, both in respect of current activities and needs as well as in providing effective stewardship of its long-term operation and integrity.

Given the nature of these reserved matters they are unlikely to have any impact on traffic generations and therefore we have no objection to the application.

From: BMSDC Planning Area Team Blue <planningblue@babberghmidsuffolk.gov.uk>

Sent: 11 Feb 2022 03:01:04

To:

Cc:

Subject: FW: MSDC Planning Consultation Request - DC/22/00661 - RES

Attachments:

-----Original Message-----

From: East of England Region <e-east@HistoricEngland.org.uk>

Sent: 11 February 2022 12:40

To: BMSDC Planning Area Team Blue <planningblue@babberghmidsuffolk.gov.uk>

Subject: RE: MSDC Planning Consultation Request - DC/22/00661 - RES

EXTERNAL EMAIL: Do not click any links or open attachments unless you trust the sender and know the content is safe. Click here <https://suffolk.freshservice.com/support/solutions/articles/50000031829-email-banners-external-emails> for more information or help from Suffolk IT

Good afternoon,

T&CP (Development Management Procedure) (England) Order 2015 & Planning (Listed Buildings & Conservation Areas) Regulations 1990

Address: Port One Logistics Park, Blackacre Hill, Bramford Road , Great Blakenham IP6 0RL

Application: DC/22/00661

Thank you for your letter dated 9th February 2022 regarding the above application. On the basis of the information available to date, in our view you do not need to notify or consult us on this application under the relevant statutory provisions, details of which are below.

If you consider that this application does fall within one of the relevant categories, or you have other reasons for seeking our advice, please contact us to discuss your request.

Yours sincerely

Hannah

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

Planning and Listed Building Consent applications requiring consultation with and notification to Historic England (the Historic Buildings and Monuments Commission for England) April 2021 Introduction This enclosure sets out the circumstances in which Historic England must be consulted or notified of applications for planning permission or listed building consent.

It has been amended to reflect the changes introduced by MHCLG on 21 April 2021

(a) extending planning controls to statues and other monuments and,

(b) extending the range of applications for listed building consent notified to Historic England.

Applications for planning permission

Historic England must be consulted or notified (see note 1) of the following planning applications by virtue of the following provisions:

Consultation:

Development which in the opinion of the local planning authority falls within these categories:

P1 Development of land involving the demolition, in whole or in part, or the material alteration of a listed building which is classified as Grade I or II*

P2 Development likely to affect the site of a scheduled monument

P3 Development likely to affect any battlefield or a Grade I or II* park or garden of special historic interest which is registered in accordance with section 8C of the Historic Buildings and Ancient Monuments Act 1953

Basis for this - Town and Country Planning (Development Management Procedure) (England) Order 2015 - article 18 and Schedule 4.

P4 Development likely to affect certain strategically important views in London

Basis for this - Secretary of State for Communities and Local Government Directions relating to Protected Vistas 2012

Notification:

Development which the local authority (or Secretary of State) think would affect:

P5 The setting of a Grade I or II* listed building; or

P6 The character or appearance of a conservation area where

i) the development involves the erection of a new building or the extension of an existing building; and

ii) the area of land in respect of which the application is made is more than 1,000 square metres

Basis for this - Planning (Listed Buildings and Conservation Areas) Regulations 1990 - regulation 5A (as amended by The Planning (Listed Buildings and Conservation Areas) (Amendment) (England) Regulations 2015

P7 Local authority/ies own applications for planning permission for relevant demolition in conservation areas. (see note 2)

Basis for this - Town and Country Planning General Regulations 1992 (as amended by the Town and Country Planning General (Amendment) (England) Regulations 2015 Note 1: There is a difference between Consultation and Notification. When LPAs consult on applications, there is a duty to provide a substantive response to the LPA within 21 days. A notification from the LPA is to enable representations to be made if we so wish, and to respond within 21 days. Historic England does not make a distinction in its handling of advice work.

Applications for listed building consent Historic England must be notified of the following applications for listed building consent by virtue of the following provisions:

Notification:

L1 For works in respect of any Grade I or II* listed building; and

L2 For relevant works in respect of any grade II (unstarred) listed building

(relevant works means:

i) works for the demolition of any principal building (see note 3);

ii) works for the alteration of any principal building which comprise or include the demolition of a principal external wall of the principal building; or

iii) works for the alteration of any principal building which comprises or includes the demolition of all or a substantial part of the interior of the principal building.

iv) commemorative object works.

For the purposes of sub paragraphs ii) and iii) above:

a) a proposal to retain less than 50% of the surface area of that part of a principal building represented on any elevation (ascertained by external measurement on a vertical plan, including the vertical plane of any roof) is treated as a proposal for the demolition of a principal external wall;

b) a proposal to demolish any principal internal element of the structure including any staircase, load bearing wall, floor structure or roof structure is treated as a proposal for the demolition of a substantial part of the interior.)

For the purposes of sub paragraph iv) above:

“commemorative object works” means works for the full or part demolition of a statue, monument, memorial or plaque that are, or are part of, a listed building

L3 Decisions taken by the local planning authorities on these applications

Basis for this - Arrangements for handling heritage applications - Notification to Historic England and National Amenity Societies and the Secretary of State (England) Direction 2021 - made under section 12, 15 (1) and (5) of the Planning (Listed Buildings and Conservation Areas) Act 1990

Historic England

27 April 2021

Note 2: Relevant demolition is defined in section 196D of the Town and Country Planning Act 1990 as “demolition of a building that is situated in a conservation area in England and is not a building to which section 74 of the Planning (Listed Buildings and Conservation Areas) Act 1990 does not apply by virtue of s75 of that Act (listed buildings, certain ecclesiastical buildings, scheduled monuments and buildings described in a direction of the Secretary of State under that section.)

Note 3: “principal building” means a building shown on the list compiled under Section 1 of the Planning (Listed Buildings and Conservation Areas) Act 1990 and includes (unless the list entry indicates otherwise) any object or structure fixed to that building, but does not include any curtilage building.

-----Original Message-----

From: planningblue@baberghmidsuffolk.gov.uk <planningblue@baberghmidsuffolk.gov.uk>

Sent: 09 February 2022 17:13

To: East of England Region <e-east@HistoricEngland.org.uk>

Subject: MSDC Planning Consultation Request - DC/22/00661 - RES

THIS IS AN EXTERNAL EMAIL: do not click any links or open any attachments unless you trust the sender and were expecting the content to be sent to you Please find attached planning consultation request letter relating to planning application - DC/22/00661 - Port One Logistics Park, Blackacre Hill, Bramford Road , Great Blakenham IP6 0RL

Kind Regards

Planning Support Team

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.

Babergh District Council and Mid Suffolk District Council (BMSDC) will be Data Controllers of the information you are providing. As required by the Data Protection Act 2018 the information will be kept safe, secure, processed and only shared for those purposes or where it is allowed by law. In some circumstances however we may need to disclose your personal details to a third party so that they can provide a service you have requested, or fulfil a request for information. Any information about you that we pass to a third party will be held securely by that party, in accordance with the Data Protection Act 2018 and used only to provide the services or information you have requested.

For more information on how we do this and your rights in regards to your personal information and how to access it, visit our website.

Your Ref:DC/22/00661
Our Ref: SCC/CON/0894/22
Date: 23 March 2022
Highways Enquiries to: Highways.DevelopmentControl@suffolk.gov.uk



All planning enquiries should be sent to the Local Planning Authority.

Email: planning@babberghmidsuffolk.gov.uk

The Planning Department
MidSuffolk District Council
Planning Section
1st Floor, Endeavour House
8 Russell Road
Ipswich
Suffolk
IP1 2BX

For the attention of: Vincent Pearce - MSDC

Dear Vincent

TOWN AND COUNTRY PLANNING ACT 1990 CONSULTATION RETURN: DC/22/00661PROPOSAL:

Submission of Details (Reserved matters) Application for Outline Planning Permission

DC/20/01175. Appearance, Landscaping, Layout and Scale in relation to the

construction of Phase 5 / Units 7, 8, 9 & 10

LOCATION: Port One Logistics Park, Blackacre Hill, Bramford Road , Great Blakenham IP6 0RL

Following the submission of a further amended plan showing pedestrian and cycle routes, we are satisfied with the proposal.

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:

Condition: The use shall not commence until the area(s) within the site shown on drawing no. 2202 DE 10-002 Rev C for the purposes of loading, unloading, manoeuvring and parking of vehicles, secure cycle storage and EV charging infrastructure have been provided and thereafter the area(s) shall be retained, maintained and used for no other purposes.

Reason: To ensure that sufficient areas for vehicles to be parked are provided in accordance with Suffolk Guidance for Parking 2019 where on-street parking and or loading, unloading and manoeuvring would be detrimental to the safe use of the highway and to encourage sustainable travel.

Yours sincerely,

Ben Chester

Senior Transport Planning Engineer

Growth, Highways and Infrastructure

Your Ref: DC/22/00661
Our Ref: SCC/CON/0509/22
Date: 24 February 2022
Highways Enquiries to: Highways.DevelopmentControl@suffolk.gov.uk



All planning enquiries should be sent to the Local Planning Authority.

Email: planning@babberghmidsuffolk.gov.uk

The Planning Department
MidSuffolk District Council
Planning Section
1st Floor, Endeavour House
8 Russell Road
Ipswich
Suffolk
IP1 2BX

For the attention of: Averil Goudy - MSDC

Dear Averil

TOWN AND COUNTRY PLANNING ACT 1990 CONSULTATION RETURN: DC/22/00661

PROPOSAL: Submission of Details (Reserved matters) Application for Outline Planning Permission DC/20/01175. Appearance, Landscaping, Layout and Scale in relation to the construction of Phase 5 / Units 7, 8, 9 & 10

LOCATION: Port One Logistics Park, Blackacre Hill, Bramford Road , Great Blakenham IP6 0RL

Notice is hereby given that the County Council as Highway Authority make the following comments:

Sustainable travel access - Units 7 - 10:

Please illustrate the pedestrian (and cycle) routes and access points into these units from the wider footway network. From the submitted plans, we are concerned that insufficient sustainable travel links have been proposed. As a minimum there should be footways, crossing points and segregated access points.

Parking:

Unit 7: In accordance with Suffolk Guidance for Parking (2019), this unit should provide 33 spaces for the B8 use and 8 spaces for the B1 use. Therefore, the proposal to provide 41 spaces is acceptable. Cycle and PTW parking and EV charging quantities are also acceptable.

Unit 8: In accordance with Suffolk Guidance for Parking (2019), this unit should provide 50 spaces for the B8 use and 8 spaces for the B1 use. Therefore, the proposal to provide 58 spaces is acceptable. Cycle and PTW parking and EV charging quantities are also acceptable.

Unit 9: In accordance with Suffolk Guidance for Parking (2019), this unit should provide 31 spaces for the B8 use and 8 spaces for the B1 use. Therefore, the proposal to provide 32 spaces, whilst not supported, does not represent a shortfall (around 18%) that warrants an objection from the LHA, given the distance of the proposal from the highway. Cycle and PTW parking and EV charging quantities are acceptable.

Unit 10: In accordance with Suffolk Guidance for Parking (2019), this unit should provide 60 spaces for the B8 use and 13 spaces for the B1 use. Therefore, the proposal to provide 70 spaces, does not represent a significant shortfall and is acceptable. Cycle and PTW parking and EV charging quantities are also acceptable.

Holding objection until the comment regarding sustainable access has been addressed.

Please note that the SCC planning contributions team have not been notified of progress of several key sustainable travel measures within the Section 106 Agreement for the outline permission for this development. Without these measures in place at an appropriate time, use of the proposed units is not supported by the Highway Authority.

Yours sincerely,

Ben Chester
Senior Transport Planning Engineer
Growth, Highways and Infrastructure

From: Kirsty Nicholls <Kirsty.Nicholls@babberghmidsuffolk.gov.uk>

Sent: 17 Feb 2022 06:17:55

To:

Cc:

Subject: FW: MSDC Planning Consultation Request - DC/22/00661 - RES *Port One Logistics Park, Blackacre Hill, Bramford Road , Great Blakenham

Attachments: ufm33_Standard_Consultation.pdf

From: GHI PROW Planning <PROWplanning@suffolk.gov.uk>

Sent: 17 February 2022 14:15

To: BMSDC Planning Area Team Blue <planningblue@babberghmidsuffolk.gov.uk>

Cc: GHI PROW Planning <PROWplanning@suffolk.gov.uk>; Sharon Berry (MSDC) <Sharon.Berry@babberghmidsuffolk.gov.uk>; Ben Chester <Ben.Chester@suffolk.gov.uk>; Kevin Verlander <Kevin.Verlander@suffolk.gov.uk>

Subject: RE: MSDC Planning Consultation Request - DC/22/00661 - RES *Port One Logistics Park, Blackacre Hill, Bramford Road , Great Blakenham

PUBLIC RIGHTS OF WAY AND ACCESS RESPONSE

REF: DC/22/00661

Thank you for your consultation concerning the above application.

The proposed site does not contain any public rights of way (PROW) but Great Blakenham Public Footpath 013 is adjacent to the northern boundary of the site. The Definitive Map for Great Blakenham can be seen at: <https://www.suffolk.gov.uk/assets/Roads-and-transport/public-rights-of-way/Great-Blakenham.pdf> but a more detailed plot of public rights of way can be requested by the Applicant to accurately plot PROW on relevant plans. Please contact DefinitiveMaps@suffolk.gov.uk for more information. Note, there is a fee for this service.

We accept but ask that the following is taken into account:

- PROW MUST remain open, unobstructed, and safe for the public to use at all times, including throughout any construction period.** If it is necessary to temporarily close or divert a PROW, the appropriate process must be followed (please see points 4 and 5 below).
- PROW are divided into the following **classifications**:
 - Public Footpath – only for use on foot or with a mobility vehicle
 - Public Bridleway – use as per a public footpath, and on horseback or by bicycle
 - Restricted Byway – use as per a bridleway, and by a ‘non-motorised vehicle’, e.g. a horse and carriage
 - Byway Open to All Traffic (BOAT) – can be used by all vehicles, in addition to people on foot, mobility vehicle, horseback and bicycle

All currently recorded PROW are shown on the **Definitive Map** and described in the **Definitive Statement** (together forming the legal record of all currently recorded PROW). There may be other PROW that exist which have not been registered on the Definitive Map. These paths are either historical paths that were not claimed under the National Parks and Access to the Countryside Act 1949 or since, or paths that have been created by years of public use. To check for any unrecorded rights or anomalies, please contact DefinitiveMaps@suffolk.gov.uk.

- The applicant, and any future owners, residents etc, must have **private rights to take motorised vehicles over a PROW** other than a BOAT. To do so without lawful authority is an offence under the Road Traffic Act 1988. Any damage to a PROW resulting from works must be made good by the applicant. Suffolk County Council is not responsible for the maintenance and repair of PROW beyond the wear and tear of normal use for its classification and will seek to recover the costs of any such damage it is required to remedy. We do not keep records of private rights and suggest that a solicitor is contacted.
- The granting of planning permission IS SEPARATE to any consents that may be required in relation to PROW.** It DOES NOT give authorisation for structures such as gates to be erected on a PROW, or the temporary or permanent closure or diversion of a PROW. Nothing may be done to close, alter the alignment, width, surface or condition of a PROW, or to create a structure such as a gate upon a PROW, without the due legal process being followed, and permission being granted from the Rights of

Way & Access Team as appropriate. Permission may or may not be granted depending on all the circumstances. To apply for permission from Suffolk County Council (as the highway authority for Suffolk) please see below:

- **To apply for permission to carry out work on a PROW**, or seek a temporary closure – <https://www.suffolk.gov.uk/roads-and-transport/public-rights-of-way-in-suffolk/rights-and-responsibilities/> or telephone 0345 606 6071. PLEASE NOTE, that any damage to a PROW resulting from works must be made good by the applicant. Suffolk County Council is not responsible for the maintenance and repair of PROW beyond the wear and tear of normal use for its classification and will seek to recover the costs of any such damage it is required to remedy.
- **To apply for permission for structures** such as gates to be constructed on a PROW – contact the relevant Area Rights of Way Team - contact the relevant Area Rights of Way Team <https://www.suffolk.gov.uk/roads-and-transport/public-rights-of-way-in-suffolk/public-rights-of-way-contacts/> or telephone 0345 606 6071.

5. **To apply for permission for a PROW to be stopped up or diverted** within a development site, the officer at the appropriate borough or district council should be contacted at as early an opportunity as possible to discuss the making of an order under s257 of the Town and Country Planning Act 1990 - <https://www.suffolk.gov.uk/roads-and-transport/public-rights-of-way-in-suffolk/public-rights-of-way-contacts/> PLEASE NOTE, that nothing may be done to stop up or divert the legal alignment of a PROW until the due legal process has been completed and the order has come into force.
6. Under Section 167 of the Highways Act 1980 any **structural retaining wall** within 3.66 metres of a PROW with a retained height in excess of 1.37 metres, must not be constructed without the prior written approval of drawings and specifications by Suffolk County Council. The process to be followed to gain approval will depend on the nature and complexity of the proposals. Construction of any retaining wall or structure that supports a PROW or is likely to affect the stability of the PROW may also need prior approval at the discretion of Suffolk County Council. Applicants are strongly encouraged to discuss preliminary proposals at an early stage.
7. Any **hedges adjacent to PROW** must be planted a minimum of 2.0 metres from the edge of the path in order to allow for annual growth. The landowner is responsible for the maintenance of the hedge and hedges must not obstruct the PROW. Some hedge types may need more space, and this should be taken into account by the applicant. In addition, any **fencing** should be positioned a minimum of 0.5 metre from the edge of the path in order to allow for cutting and maintenance of the path, and should not be allowed to obstruct the PROW.
8. **There may be a further requirement to enhance the PROW network relating to this development. If this is the case, a separate response will contain any further information.**

In the experience of the County Council, early contact with the relevant PROW officer avoids problems later on, when they may be more time consuming and expensive for the applicant to address. More information about Public Rights of Way can be found at www.suffolk.gov.uk/roads-and-transport/public-rights-of-way-in-suffolk/.

Thank you for taking the time to consider this response.

Public Rights of Way Team
Growth, Highways and Infrastructure
Suffolk County Council
Phoenix House, 3 Goddard Road, Ipswich IP1 5NP
PROWplanning@suffolk.gov.uk

-----Original Message-----

From: planningblue@baberghmidsuffolk.gov.uk <planningblue@baberghmidsuffolk.gov.uk>

Sent: 09 February 2022 17:13

To: GHI PROW Planning <PROWplanning@suffolk.gov.uk>

Subject: MSDC Planning Consultation Request - DC/22/00661 - RES *Port One Logistics Park, Blackacre Hill, Bramford Road , Great Blakenham

Please find attached planning consultation request letter relating to planning application - DC/22/00661 - Port One Logistics Park, Blackacre Hill, Bramford Road , Great Blakenham IP6 0RL

Kind Regards

Planning Support Team

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For more information on how we do this and your rights in regards to your personal information and how to access it, visit our website.

From: BMSDC Planning Area Team Blue <planningblue@babberghmidsuffolk.gov.uk>

Sent: 24 Feb 2022 10:49:20

To:

Cc:

Subject: FW: 2022-02-23 WSP reply Port One Logistics Park Blackacre Hill Bramford Road Great Blakenham IP6 0RL Ref DC/22/00661 - RES

Attachments:

From: GHI Floods Planning <floods.planning@suffolk.gov.uk>

Sent: 23 February 2022 14:33

To: BMSDC Planning Area Team Blue <planningblue@babberghmidsuffolk.gov.uk>

Cc: Averil Goudy <Averil.Goudy@babberghmidsuffolk.gov.uk>

Subject: 2022-02-23 WSP reply Port One Logistics Park Blackacre Hill Bramford Road Great Blakenham IP6 0RL Ref DC/22/00661 - RES

Dear Averil Goudy,

Subject: DC/22/00661 - Submission of Details (Reserved matters) Application for Outline Planning Permission DC/20/01175. Appearance, Landscaping, Layout and Scale in relation to the construction of Phase 5 / Units 7, 8, 9 & 10 | Port One Logistics Park Blackacre Hill Bramford Road Great Blakenham IP6 0RL

Suffolk County Council, as Lead Local Flood Authority (LLFA), have reviewed application ref DC/22/00661.

The following submitted documents have been reviewed and we recommend a **holding objection** at this time:

- Barefoot & Gilles, Units: 7, 8, 9, 10 Location Plan (26/01/2022, ref 2202 DE 10-001)
- Barefoot & Gilles, Units: 7, 8, 9, 10 Proposed Site Plan (26/01/2022, ref 2202 DE 10-002)
- Mid Suffolk district, Outline Planning Permission (18/03/2022, ref DC/20/01175)

A holding objection is necessary because the conditions 6, 7 and 8 of the original application are still outstanding as no new drainage document has been submitted since the original application was submitted in 2020.

The holding objection is a temporary position to allow reasonable time for the applicant and the LLFA to discuss what additional information is required to overcome the objection(s). This Holding Objection will remain the LLFA's formal position until the local planning authority (LPA) is advised to the contrary. If the LLFA position remains as a Holding Objection at the point the LPA wishes to determine the application, the LPA should treat the Holding Objection as a Formal Objection and recommendation for Refusal to the proposed development. The LPA should provide at least 2 weeks prior notice of the publication of the committee report so that the LLFA can review matters and provide suggested planning conditions, even if the LLFA position is a Formal Objection.

The point[s] below detail the action required to overcome our current objection:-

1. Submit an updated flood risk management strategy
2. Submit an updated drainage design

As a minimum, we require the following document and information to be submitted for each type of planning application or stage with the planning process.

Document Submitted	Document Description	Pre- App
Flood Risk Assessment (FZ3 or Site >1Ha)	Evaluation of flood risk (fluvial, pluvial & groundwater) to the site – will guide layout and location of open spaces. (SCC may require modelling of ordinary watercourse if EA Flood Maps not available)	✓
Drainage Strategy/Statement (less detail required for Outline)	Document that explains how the site is to be drained using SuDS principles. Shall include information on: • Existing drainage (inc adjacent roads) • Impermeable Area (Pre and Post Development)	

	<ul style="list-style-type: none"> • Proposed SuDS • Hydraulic Calculations (see below) • Treatment Design (i.e. interception, pollution indices) • Adoption/Maintenance Details • Exceedance Paths 	
Contour Plan	Assessment of topography/flow paths/blue corridors	✓
Impermeable Areas Plan	Plan to illustrate new impervious surfaces	
Preliminary Layout Drawings (including landscaping details)	Indicative drawings of layout, properties, open space and drainage infrastructure including:- <ul style="list-style-type: none"> • Discharge location (outfall) • Conveyance network • Form of SuDS and location on the site 	
Preliminary Site Investigation Report	3 or more trial pits to BRE 365 and associated exploratory logs (check for groundwater)	✓
Preliminary hydraulic calculations	<ul style="list-style-type: none"> • Discharge Rates (using suitable method i.e. FEH, IH124 (ICPSUDS) or modified rational method (brownfield sites)) • Storage Volume • Long Term Storage (if required) 	✓
Evidence of any third party agreements to discharge to their system (i.e. Anglian Water agreement or adjacent landowner)	Evidence of any permissions or permits being obtained.	
Detailed Development Layout and SuDS Provision Plan (including landscaping details)	Dimensioned plans showing the detailed development layout including SuDS components, open spaces and exceedance corridors.	
Full SI Report	Detailed assessment of ground conditions – leading on from initial testing <ul style="list-style-type: none"> • Widespread coverage of trial pits to BRE 365 • Contamination/Pollution check • Groundwater Monitoring 	
Detailed Drainage Scheme Plan	Dimensioned plan showing main aspects of the drainage infrastructure. Plans should ref:- <ul style="list-style-type: none"> • SuDS details (size/volume) • Pipe Numbers/Sizes/Levels • Outfall & Permitted Discharge (if applicable) 	
Detailed SuDS Drawings (Open SuDS)	Dimensioned plans of proposed SuDS components i.e. scaled cross sections/long sections	
Full hydraulic calculations (MicroDrainage “Network” output)	At this stage, SCC require simulations of the drainage network inc SuDS components. MicroDrainage Network should be submitted for 1,30 and 100yr+CC storms. (Source Control files are useful but not enough on their own)	
Discharge Agreements	Evidence of any permissions or permits being obtained.	
Health and Safety Risk Assessment	Where deep open SuDS (water level >0.5m) are proposed a H&S file will be required.	
Surface Water Construction Plan	Plan of how surface water runoff is to be attenuated and treated during the construction phase. Including plans of any temporary drainage.	

Kind Regards

WSP on behalf of LLFA
Flood & Water Management
Suffolk County Council
Growth, Highway & Infrastructure
Endeavour House, 8 Russell Rd, Ipswich , Suffolk IP1 2BX

From: BMSDC Planning Area Team Blue <planningblue@baberghmidsuffolk.gov.uk>
Sent: 02 Mar 2022 01:53:07
To:
Cc:
Subject: FW: DC/22/00661 - Port One Logistics Park, Blackacre Hill, Bramford Road, Great Blakenham
Attachments:

From: Water Hydrants <Water.Hydrants@suffolk.gov.uk>
Sent: 01 March 2022 15:27
To: BMSDC Planning Area Team Blue <planningblue@baberghmidsuffolk.gov.uk>
Subject: FW: DC/22/00661 - Port One Logistics Park, Blackacre Hill, Bramford Road, Great Blakenham

Fire Ref.: F216191

Good Afternoon,

Thank you for your letter regarding this site.

The Suffolk Fire & Rescue Service are only respond to Condition 33 for this site, which needs to follow this build to its conclusion.

If you have any queries, please let us know, quoting the above Fire Ref. number.

Kind regards,
A Sturdy
Admin to Water Officer
Fire and Public Safety Directorate, SCC
3rd Floor, Lime Block, Endeavour House
Russell Road, IP1 2BX

Tel.: 01473 260564
Team Mailbox: water.hydrants@suffolk.gov.uk
My work days are *Mon, Tues, Wed & Fri*

Our Mission Statement: We will make a positive difference for Suffolk. We are committed to working together, striving to improve and securing the best possible services.

we

Our Values: Wellbeing, Equality, Achieve, Support, Pride, Innovate, Respect, Empower

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

Philip Isbell
Corporate Manager - Development Manager
Planning Services
Mid Suffolk District Council
Endeavour House
8 Russell Road
Ipswich
Suffolk IP1 2BX

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

Our Ref: 2022_00661
Date: 1st March 2022

For the Attention of Averil Goudy

Dear Mr Isbell

**Planning Application DC/20/001175 – Land Adj Port One Business And Logistics
Park Blackacre Hill Bramford Road Great Blakenham: Archaeology**

This site lies in an area of archaeological potential recorded on the County Historic Environment Record, in close proximity to a number of known heritage assets, a geophysical survey of the development area has identified a number of geophysical anomalies of archaeological significance (BLL 023), immediately to the north archaeological evaluation and excavation identified prehistoric and Roman features and finds (BLG 036) and immediately to the south archaeological evaluation has identified Neolithic and Iron age pits and Roman and medieval field systems (BRF 106). As a result, there is high potential for the discovery of below-ground heritage assets of archaeological importance within this area, and groundworks associated with the development have the potential to damage or destroy any archaeological remains which exist.

There are no grounds to consider refusal of permission in order to achieve preservation *in situ* of any important heritage assets. However, in accordance with the *National Planning Policy Framework* (Paragraph 205), 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 Condition 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 (2021).

INFORMATIVE:

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

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

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

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

Yours sincerely,

James Rolfe

Senior Archaeological Officer
Conservation Team

From: Chris Ward <Chris.Ward@suffolk.gov.uk>
Sent: 10 February 2022 08:11
To: Averil Goudy <Averil.Goudy@babberghmidsuffolk.gov.uk>
Cc: BMSDC Planning Area Team Blue <planningblue@babberghmidsuffolk.gov.uk>
Subject: RE: MSDC Planning Consultation Request - DC/22/00661 - RES

Dear Averil,

Thank you for notifying me about the reserved matters application at the Port One Logistics Park in Great Blakenham. On reviewing the documents submitted, I have no comment to make.

Kind regards

Chris Ward

Active Travel Officer

Transport Strategy

Strategic Development - Growth, Highways and Infrastructure

Suffolk County Council

Endeavour House, 8 Russell Road, Ipswich, IP1 2BX

web : <https://www.suffolk.gov.uk/planning-waste-and-environment/planning-and-development-advice/travel-plans/>

-----Original Message-----

From: planningblue@babberghmidsuffolk.gov.uk <planningblue@babberghmidsuffolk.gov.uk>

Sent: 09 February 2022 17:12

To: Chris Ward

Subject: MSDC Planning Consultation Request - DC/22/00661 - RES

Please find attached planning consultation request letter relating to planning application - DC/22/00661 - Port One Logistics Park, Blackacre Hill, Bramford Road , Great Blakenham IP6 ORL

Kind Regards

Planning Support Team

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Babergh District Council and Mid Suffolk District Council (BMSDC) will be Data Controllers of the information you are providing. As required by the Data Protection Act 2018 the information will be kept safe, secure, processed and only shared for those purposes or where it is allowed by law. In some circumstances however we may need to disclose your personal details to a third party so that they can provide a service you have requested, or fulfil a request for information. Any information about you that we pass to a third party will be held securely by that party, in accordance with the Data Protection Act 2018 and used only to provide the services or information you have requested. For more information on how we do this and your rights in regards to your personal information and how to access it, visit our website.

Consultee Comments for Planning Application DC/22/00661

Application Summary

Application Number: DC/22/00661

Address: Port One Logistics Park Blackacre Hill Bramford Road Great Blakenham IP6 0RL

Proposal: Submission of Details (Reserved matters) Application for Outline Planning Permission DC/20/01175. Appearance, Landscaping, Layout and Scale in relation to the construction of Phase 5 / Units 7, 8, 9 & 10

Case Officer: Vincent Pearce

Consultee Details

Name: Miss Katherine Pannifer

Address: Endeavour House, 8 Russell Road, Ipswich, Ipswich IP1 2BX

Email: Not Available

On Behalf Of: Heritage Team

Comments

DC/22/00661 Port One Logistics Park, Blackacre Hill, Bramford Road, Great Blakenham, IP6 0RL

I have no comments to provide on behalf of the Heritage Team for the above application.

Katherine Pannifer

Heritage and Design Officer

Babergh and Mid Suffolk District Councils - Working Together

From: Susan Lennard
Sent: 02 March 2022 10:16
Subject: PLANNING CONSULTATION DC2200661

PLANNING APPLICATION NUMBER: DC/22/00661

OUR REFERENCE: 303444

PROPOSAL: Submission of Details (Reserved matters) Application for Outline Planning Permission DC/20/01175. Appearance, Landscaping, Layout and Scale in relation to the construction of Phase 5 / Units 7, 8, 9 & 10.

LOCATION: Land at Blackacre Hill, Bramford Road, GreatBlackenham

CONSULTEE COMMENTS IN RESPECT OF: Noise, Odour, Light, Smoke.

Dear Sirs,

I write with regard to the above planning consultation. Having reviewed the application documentation which provides plans for the site layout and buildings I write to confirm that I do not wish to make any specific comments at this stage. I understand that separate applications will be required in relation to the application for discharge of conditions relating to noise and lighting for the site.

With kind regards

Sue Lennard

Sue Lennard
Senior Environmental Protection Officer
Public Protection

Please note I am a part time officer working each Monday Tuesday and Wednesday each week.

Babergh and Mid Suffolk District Councils – Working Together

Susan.lennard@baberghmidsuffolk.gov.uk

01449 724943

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

From: BMSDC Planning Area Team Blue <planningblue@baberghmidsuffolk.gov.uk>
Sent: 02 Mar 2022 02:04:24
To:
Cc:
Subject: FW: (303446) DC/22/00661 . Air Quality
Attachments:

From: Nathan Pittam <Nathan.Pittam@baberghmidsuffolk.gov.uk>
Sent: 02 March 2022 10:25
To: BMSDC Planning Area Team Blue <planningblue@baberghmidsuffolk.gov.uk>
Cc: Vincent Pearce <Vincent.Pearce@baberghmidsuffolk.gov.uk>
Subject: (303446) DC/22/00661 . Air Quality

EP Reference : 303446
DC/22/00661 . Air Quality
Land At Blackacre Hill, Bramford Road, Great Blakenham, IPSWICH, Suffolk.
Submission of Details (Reserved matters) Application for Outline Planning Permission DC/20/01175.
Appearance, Landscaping, Layout and Scale in relation to the construction of Phase 5 / Units 7, 8, 9 & 10.

Many thanks for your request for comments in relation to the above submission. I can confirm that I have no comments to make with respect to the documents submitted.

For the purposes of clarity these comments **only** relate to matters of Local Air Quality Management.

Kind regards

Nathan
Nathan Pittam BSc. (Hons.) PhD
Senior Environmental Management Officer

Babergh and Mid Suffolk District Councils – Working Together

Email: Nathan.pittam@baberghmidsuffolk.gov.uk
Work: 01449 724715
websites: www.babergh.gov.uk www.midsuffolk.gov.uk

I am working flexibly - so whilst it suits me to email now, I do not expect a response or action outside of your own working hours

From: BMSDC Planning Area Team Blue <planningblue@baberghmidsuffolk.gov.uk>

Sent: 02 Mar 2022 02:03:49

To:

Cc:

Subject: FW: (303448) DC/22/00661. Land Contamination

Attachments:

From: Nathan Pittam <Nathan.Pittam@baberghmidsuffolk.gov.uk>

Sent: 02 March 2022 10:21

To: BMSDC Planning Area Team Blue <planningblue@baberghmidsuffolk.gov.uk>

Cc: Vincent Pearce <Vincent.Pearce@baberghmidsuffolk.gov.uk>

Subject: (303448) DC/22/00661. Land Contamination

EP Reference : 303448

DC/22/00661. Land Contamination

Land At Blackacre Hill, Bramford Road, Great Blakenham, IPSWICH, Suffolk.

Submission of Details (Reserved matters) Application for Outline Planning Permission DC/20/01175.

Appearance, Landscaping, Layout and Scale in relation to the construction of Phase 5 / Units 7, 8, 9 & 10.

Many thanks for your request for comments in relating to the above submission. I can confirm that I have no comments to make with respect to the submitted documentation.

For the purposes of clarity these comments **only** relate to matters of Land Contamination.

Regards

Nathan

Nathan Pittam BSc. (Hons.) PhD

Senior Environmental Management Officer

Babergh and Mid Suffolk District Councils – Working Together

Email: Nathan.pittam@baberghmidsuffolk.gov.uk

Work: 01449 724715

websites: www.babergh.gov.uk www.midsuffolk.gov.uk

I am working flexibly - so whilst it suits me to email now, I do not expect a response or action outside of your own working hours

Minimum requirements for dealing with unexpected ground conditions being encountered during construction.

- 1. All site works at the position of the suspected contamination will stop and the Local Planning Authority and Environmental Health Department will be notified as a matter of urgency.*
- 2. A suitably trained geo-environmental engineer should assess the visual and olfactory observations of the ground and the extent of contamination and the Client and the Local Authority should be informed of the discovery.*
- 3. The suspected contaminated material will be investigated and tested appropriately in accordance with assessed risks. The investigation works will be carried out in the presence of a suitably qualified geo-environmental engineer. The investigation works will involve the collection of solid samples for testing and, using visual and olfactory observations of the ground, delineate the area over which contaminated materials are present.*

4. *The unexpected contaminated material will either be left in situ or be stockpiled (except if suspected to be asbestos) whilst testing is carried out and suitable assessments completed to determine whether the material can be re-used on site or requires disposal as appropriate.*
5. *The testing suite will be determined by the independent geo-environmental specialist based on visual and olfactory observations.*
6. *Test results will be compared against current assessment criteria suitable for the future use of the area of the site affected.*
7. *Where the material is left in situ awaiting results, it will either be reburied or covered with plastic sheeting.*
8. *Where the potentially contaminated material is to be temporarily stockpiled, it will be placed either on a prepared surface of clay, or on 2000-gauge Visqueen sheeting (or other impermeable surface) and covered to prevent dust and odour emissions.*
9. *Any areas where unexpected visual or olfactory ground contamination is identified will be surveyed and testing results incorporated into a Verification Report.*
10. *A photographic record will be made of relevant observations.*
11. *The results of the investigation and testing of any suspect unexpected contamination will be used to determine the relevant actions. After consultation with the Local Authority, materials should either be:*
 - *re-used in areas where test results indicate that it meets compliance targets so it can be re-used without treatment;*
 - or
 - *treatment of material on site to meet compliance targets so it can be re-used;*
 - or
 - *removal from site to a suitably licensed landfill or permitted treatment facility.*
12. *A Verification Report will be produced for the work.*

From: BMSDC Planning Area Team Blue <planningblue@baberghmidsuffolk.gov.uk>
Sent: 04 Mar 2022 01:34:35
To:
Cc:
Subject: FW: DC/22/00661
Attachments:

From: Peter Chisnall <Peter.Chisnall@baberghmidsuffolk.gov.uk>
Sent: 04 March 2022 11:28
To: BMSDC Planning Area Team Blue <planningblue@baberghmidsuffolk.gov.uk>; Averil Goudy <Averil.Goudy@baberghmidsuffolk.gov.uk>
Subject: DC/22/00661

Dear Averil,

APPLICATION FOR RESERVED MATTERS - DC/22/00661

Proposal: Submission of Details (Reserved matters) Application for Outline Planning Permission DC/20/01175. Appearance, Landscaping, Layout and Scale in relation to the construction of Phase 5 / Units 7, 8, 9 & 10

Location: Port One Logistics Park, Blackacre Hill, Bramford Road , Great Blakenham IP6 0RL

Many thanks for your request to comment on the sustainability/climate change related aspects of this application.



I have viewed the applicant's documents and there is nothing detailed at this stage that enables me to comment on these aspects that are covered by the Decsion Notice Condition 21.

Regards,

Peter

Peter Chisnall, CEnv, MIEMA, CEnvH, MCIEH
Environmental Management Officer
Babergh and Mid Suffolk District Council - Working Together
Tel: 01449 724611
Mob.: 07849 353674
Email: peter.chisnall@baberghmidsuffolk.gov.uk
www.babergh.gov.uk www.midsuffolk.gov.uk

Consultation Response Pro forma

1	Application Number	DC/22/00661	
2	Date of Response	02/03/2022	
3	Responding Officer	Name:	Hannah Bridges
		Job Title:	Waste Management Officer
		Responding on behalf of...	Waste Services
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 subject to conditions	
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.	Ensure that the development is suitable for a 32 tonne Refuse Collection Vehicle (RCV) to manoeuvre around the site. Attached are the vehicle specifications for reference. <div style="text-align: center;">  OLYMPUS - 8x4MS Wide - Euro 6 - Smo </div> Attached is the latest waste guidance for new developments. <div style="text-align: center;">  SWP Waste Guidance v.21.docx </div> Make sure that there is suitable storage for the appropriate waste and recycling bins required for each business unit.	
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		

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.

	proportionate	
7	Recommended conditions	Meet the conditions in the discussion.

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.



14 March 2022

Averil Goudy
Mid Suffolk District Council
Endeavour House
8 Russell Road
Ipswich IP1 2BX
By email only

Thank you for requesting advice on this reserved matters and discharge of conditions from Place Services' ecological advice service. This service provides advice to planning officers to inform Mid Suffolk District Council planning decisions with regard to potential ecological impacts from development. Any additional information, queries or comments on this advice that the applicant or other interested parties may have, must be directed to the Planning Officer who will seek further advice from us where appropriate and necessary.

Application: DC/22/00661
Location: Port One Logistics Park Blackacre Hill Bramford Road Great Blakenham IP6 0RL
Proposal: Submission of Details (Reserved matters) Application for Outline Planning Permission DC/20/01175. Appearance, Landscaping, Layout and Scale in relation to the construction of Phase 5 / Units 7, 8, 9 & 10

Dear Averil,

Thank you for consulting Place Services on the above reserved matters application.

Summary

We have reviewed the submitted documents for this reserved matter application, including the Proposed Site Plan – Rev C (Barefoot & Gilles, February 2022).

We have also re-assessed the Preliminary Ecological Appraisal – Port One St James' Park (January 2019), the Preliminary Ecological Appraisal – Port One Business Park (January 2020), Badger (Meles meles) Survey Report (June 2020), Great Crested Newt (*Triturus cristatus*) Survey Report (August 2020), Great Crested Newt (*Triturus cristatus*) Outline Mitigation Strategy (August 2020), the Phase 3 - Reptile Survey Report- Rev A (August 2020) and the Phase 3 & 4 - Bat Survey Assessment – Rev B (August 2020) and the updated Tree (Bat) Roost Assessment Rev 3 (Abrehart Ecology Ltd, 24 Sept 2020) submitted for the outline consent (DC/20/01175).

It is indicated that the approved ecological reports are out of date to support this application, in line with CIEEM Guidance¹ and Condition 20 of the outline consent. As a result, it would be useful for the applicant's ecologist to carry out a site visit and provide an ecological addendum to update the

¹ CIEEM (2019) Advice note on the Lifespan of Ecological Reports and Surveys - <https://cieem.net/wp-content/uploads/2019/04/Advice-Note.pdf>



ecological information for this application, in line within the requirements of condition 20. This should provide appropriate justification, on:

- The validity of the initial reports;
- Which, if any, of the surveys need to be updated; and
- The appropriate scope, timing and methods for the update survey(s).

If it is considered necessary that further mitigation measures are required this scheme, then this preferably should be secured via a Construction Environmental Management Plan – Biodiversity, as required under condition 16 of the outline consent.

We note that the Proposed Site Plan – Rev C (Barefoot & Gilles, February 2022) is not supported by detailed soft landscaping information. This should include the proposed planting specification and schedules, as well suitable details of implementation to ensure that plants will establish successfully, in line with condition 28 of the outline consent. However, it is accepted that these measures could be secured via a discharge of condition application.

We also encourage the applicant to demonstrate biodiversity net gains for this application, in line with paragraph 174d of the NPPF 2021. This could include the provision of native species planting appropriate for the local variation of species and a range of bespoke biodiversity enhancement measures within the soft landscaping area, which could be secured at reserved matters or as separate condition of any consent. All ecological enhancement proposals should be informed by a suitably qualified ecologist to ensure certainty that suitable measures will be implemented for this application

Furthermore, it is indicated that a wildlife friendly lighting scheme should be provided for this application, in line with condition 19 of the outline consent. However, it is also accepted that these measures could be secured via a discharge of condition application, prior to beneficiary use. The lighting strategy should follow BCT & ILP Guidance² and a professional ecologist should be consulted to advise on the likely ecological impacts from this scheme. Ideally, the following measures should be indicated to avoid impacts to foraging and commuting bats:

- Light levels should be as low as possible as required to fulfil the lighting need.
- Environmentally Sensitive Zones should be established within the development, where lighting could potentially impact important foraging and commuting routes for bats.
- Lux levels and horizontal lighting should be directed away from boundary edges and Environmentally Sensitive Zones and kept as low as possible. This should preferably demonstrate that the boundary features and Environmentally Sensitive Zones are not exposed to lighting levels of approximately 1 lux. This is necessary to ensure that light sensitive bat species, will not be affected by the development.
- Warm White lights should be used preferably at <3000k within Environmentally Sensitive Zones. This is necessary as lighting which emit an ultraviolet component or that have a blue spectral content have a high attraction effects on insects. This may lead in a reduction in prey availability for some light sensitive bat species.
- Light columns should be as short as possible as light at a low level reduces the ecological impact.

² ILP, 2018. Bat Conservation Trust Guidance Note 08/18: Bats and artificial lighting in the UK



- The use of cowls, hoods, reflector skirts or shields could be used to prevent horizontal spill in Environmentally Sensitive Zones.

Please contact me with any queries.

Yours sincerely,

Hamish Jackson ACIEEM BSc (Hons)

Ecological Consultant

placeservicesecology@essex.gov.uk

Place Services provide ecological advice on behalf of Mid Suffolk District Council

Please note: This letter is advisory and should only be considered as the opinion formed by specialist staff in relation to this particular matter.

From: Vanessa Pannell <Vanessa.Pannell@baberghmidsuffolk.gov.uk>

Sent: 17 Feb 2022 04:59:36

To:

Cc:

Subject: FW: MSDC Planning Consultation Request - DC/22/00661 - RES

Attachments:

From: Planning Liaison <planningliaison@anglianwater.co.uk>

Sent: 16 February 2022 11:06

To: BMSDC Planning Area Team Blue <planningblue@baberghmidsuffolk.gov.uk>

Subject: RE: MSDC Planning Consultation Request - DC/22/00661 - RES



EXTERNAL EMAIL: Don't click any links or open attachments unless you trust the sender and know the content is safe. Click [here](#) for more information or help from Suffolk IT

Good morning

Thank you for your email consultation for the reserved matters application DC/22/00661

The application is related to Appearance, Landscaping, Layout and Scale in relation to the construction of Phase 5 and not drainage therefore we have no comments to make for this application

Please do not hesitate to consult Anglian Water for drainage related matters

Kind regards

Sandra

Sandra Olim

Pre-Development Advisor

Team: 07929 786 955

Email: planningliaison@anglianwater.co.uk

Website: <https://www.anglianwater.co.uk/developing/planning--capacity/>

Anglian Water Services Limited

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

Our Ref: 22_06110_P
Your Ref: DC/22/00661

02/03/2022

Dear Sir/Madam

RE: Application for Outline Planning Permission DC/20/01175. Appearance, Landscaping, Layout and Scale in relation to the construction of Phase 5 / Units 7, 8, 9 & 10 at Port One Logistics Park Blackacre Hill Bramford Road Great Blakenham IP6 0RL

The site is near to the Internal Drainage District (IDD) of the East Suffolk Internal Drainage Board (IDB) and is within the Board's Watershed Catchment (meaning water from the site will eventually enter the IDD). Maps are available on the Board's webpages showing the Internal Drainage District (https://www.wlma.org.uk/uploads/ESIDB_Index_plan.pdf) as well as the wider watershed catchment (https://www.wlma.org.uk/uploads/ESIDB_Watershed.pdf).

I note that the applicant has not identified or provided a drainage strategy for the site within their application. As per the LLFA's letter (dated 23/02/2022), we would request that information pertaining to conditions 6-8 are supplied. We recommend that a drainage strategy is supplied which has been considered in line with the Planning Practice Guidance [SuDS discharge location hierarchy](#).

I note that in the original application (DC/20/01175), several soakaways have been proposed. If it is proposed that the site disposes of surface water via infiltration, we recommend that the viability of this proposal is evidenced. I note some ground investigations have been undertaken (infiltration testing in line with BRE Digest 365), supporting the infiltration potential for specific areas (such as plot 6). However, as mentioned in the LLFA's email (dated 22/09/2020), we support the need for further infiltration testing to determine whether a strategy wholly reliant on infiltration is viable.

If (after further testing) a strategy wholly reliant on infiltration is not viable and a surface water discharge proposed to a watercourse within the watershed catchment of the Board's IDD then we request that this be in line with [the Non-Statutory technical standards for sustainable drainage systems](#) (SuDS), specifically S2 and S4. Resultantly we recommend that the discharge from this site is attenuated to the Greenfield Runoff Rates wherever possible.

The reason for our recommendation is to promote sustainable development within the Board's Watershed Catchment therefore ensuring that flood risk is not increased within the Internal Drainage District (required as per paragraph 167 of the [National Planning Policy Framework](#)). For further information regarding the involvement in the planning process please see our [Planning and Byelaw Strategy](#), available online.



Jane Marson (Chairman) Michael Paul (Vice-Chairman)

Phil Camamile (Chief Executive)

Constituted by The East Suffolk Internal Drainage Board Order 2008
Statutory Instrument 2008 No 750



Kind Regards,

Ellen

Ellen Moore
Sustainable Development Officer
Water Management Alliance

Philip Isbell – Chief Planning Officer
Sustainable Communities

Mid Suffolk District Council
Endeavour House, 8 Russell Road, Ipswich IP1 2BX

Website: www.midsuffolk.gov.uk



OUTLINE PLANNING PERMISSION

TOWN AND COUNTRY PLANNING ACT 1990
THE TOWN AND COUNTRY PLANNING (DEVELOPMENT MANAGEMENT PROCEDURE) (ENGLAND)
ORDER 2015

Correspondence Address:

The JTS Partnership LLP
Number One
The Drive
Brentwood
CM13 3DJ
United Kingdom

Applicant:

Curzon De Vere Ltd
The Octagon Suite E2, 2nd Floor
Middleborough
Colchester
CO1 1TG

Date Application Received: 17-Mar-20

Application Reference: DC/20/01175

Date Registered: 18-Mar-20

Proposal & Location of Development:

Application for Outline Planning Permission. (Access to be considered) Extension to Port One Business and Logistics Park (as permitted under ref. 2351/16 and varied by ref. 1755/17), together with associated works including drainage lagoons, ecology mitigation and landscaping

Land Adj Port One Business And Logistics Park , Blackacre Hill, Bramford Road, Great Blakenham Suffolk IP6 0RL

Section A – Plans & Documents:

This decision refers to drawing no./entitled 1823 DE 10-001A received 17/03/2020 as the defined red line plan with the site shown edged red. Any other drawing showing land edged red whether as part of another document or as a separate plan/drawing has not been accepted or treated as the defined application site for the purposes of this decision.

The plans and documents recorded below are those upon which this decision has been reached:

Defined Red Line Plan 1823 DE 10-001 A - Received 17/03/2020

Tree (bat) Roost Assessment Rev 3 - Received 25/09/2020

Additional Drainage Technical Note - Received 21/09/2020

Phase 3 & 4 Bat Survey Report dated 19th September 2020) - Received 21/09/2020

Flood Risk Assessment - Received 21/08/2020

Great Crested Newt (*Triturus cristatus*) Outline Mitigation Strategy
- Received 20/08/2020

Phase 3 - Reptile Survey Report - Rev A - Received 20/08/2020

Stage 1 Road Safety Audit - Received 20/08/2020

DESIGNERS RESPONSE TO ROAD SAFETY CONSULTING LTD

STAGE 1 SAFETY AUDIT - AUGUST 2020 - Received 20/08/2020
Landscape Master Plan Sheet 1 11365-05 H - Received 23/11/2020
Landscape Master Plan Sheet 2 11365-05 H - Received 23/11/2020
Tree Survey Sheet 1 11365-08 E - Received 23/11/2020
Tree Survey Sheet 2 11365-08 E - Received 23/11/2020
Phase 3 & 4 Bat Survey Assessment Rev B dated 19th August - Received 20/08/2020
Technical Note 02 (COTTEE Transport Planning) - Received 20/07/2020
Abrehart Ecology Letter dated 12th June 2020 - Received 24/06/2020
Arboricultural Report - Received 23/06/2020
LANDSCAPE AND VISUAL IMPACT ASSESSMENT April 2020
Revised June 19 2020 - Received 23/06/2020
Sectional Drawing Site Sections (indicative) 1823 DE 10-006 B - Received 10/11/2020
Sectional Drawing Site Sections (indicative) 1823 DE 10-007 B - Received 10/11/2020
TECHNICAL NOTE 01 - RESPONSE TO HIGHWAYS ENGLAND HEPR 16-01 - Received 01/05/2020
Technical Note April 2020 - Received 29/04/2020
Existing Contours 1823 DE 10-004 A - Received 17/03/2020
Proposed Contours 1823 DE 10-005 A - Received 17/03/2020
Archaeology Geophysical Survey. - Received 17/03/2020
Design and Access Statement - Received 17/03/2020
Preliminary Ecological Appraisal - Port One Great Blakenham - Phases 1 and 2 - Received 17/03/2020
Preliminary Ecological Appraisal - Port One Great Blakenham - Phases 3 and 4 - Received 17/03/2020
Preliminary Ecological Appraisal Addendum - Received 17/03/2020
Environmental Noise Report - Received 17/03/2020
Planning and Economic Statement - Received 17/03/2020
Proposed Illustrative Site Plan 1823 DE 10-003B 1823 DE 10-003 B - Received 16/08/2020
Badger Survey Report dated 7th April 2020 - Received 20/04/2020
Great Crested Newt Survey Report dated 11th April 2020 - Received 20/04/2020
Sustainability Report - Received 17/03/2020
Transport Assessment Part 1 - Received 17/03/2020
Transport Assessment Part 2 - Received 17/03/2020
Travel Plan (Draft Interim Workplace) - Received 17/03/2020
MS Technical Note dated 9th April 2020
JMS Technical Note dated 20th May 2020
JMS Technical Note dated 18th September 2020
- Received 29/09/2020

Section B:

Mid Suffolk District Council as Local Planning Authority, hereby give notice that **OUTLINE PLANNING PERMISSION HAS BEEN GRANTED** in accordance with the application particulars and plans listed in section A subject to the following conditions:

1. ACTION REQUIRED IN ACCORDANCE WITH A SPECIFIC TIMETABLE: TIME LIMIT FOR RESERVED MATTERS APPLICATION

Application for approval of reserved matters must be made not later than the expiration of three years beginning with the date of this permission, and the development must be begun not later than the expiration of two years from the final approval of the reserved matters or, in the case of approval on different dates the final approval of the last such matter to be approved.

Reason - Required to be imposed pursuant to Section 92 of the Town and Country Planning Act 1990 as amended by Section 51 of the Planning and Compulsory Purchase Act 2004

2. ACTION REQUIRED PRIOR TO COMMENCEMENT OF WORKS: PRE-COMMENCEMENT CONDITION: APPROVAL OF RESERVED MATTERS

Before development is commenced in any area of phase, approval of the details of the appearance, scale (including heights) and layout of the building(s) and the landscaping of the site (hereinafter called "the reserved matters") shall be obtained, for that area or phase, in writing from the Local Planning Authority.

Reason - To enable the Local Planning Authority to secure an orderly and well designed development in accordance with the character and appearance of the neighbourhood and in accordance with the Development Plan. This condition is required to be agreed prior to the commencement of any development in accordance with proper planning principles to allow public engagement on the outstanding reserved matters and ensure no significant adverse harm results.

3. ACTION REQUIRED PRIOR TO COMMENCEMENT OF WORKS: PRE-COMMENCEMENT CONDITION: APPROVAL OF PHASING OF DEVELOPMENT

Before any development is commenced, and concurrently with the submission of the first reserved matters application referred to in Condition 2 above, an indicative scheme for the carrying out of the development in phases shall be submitted to the Local Planning Authority for approval.

Reason - To enable the Local Planning Authority to secure an orderly and well designed development provided in appropriate phases to ensure minimal detriment to residential amenity, the environment and highway safety prior to the commencement of such development.

4. APPROVED PLANS & DOCUMENTS

The development hereby permitted shall be carried out in accordance with the drawings/documents listed under Section A above and/or such other drawings/documents as may be approved by the Local Planning Authority in writing pursuant to other conditions of this permission or such drawings/documents as may subsequently be approved in writing by the Local Planning Authority as a non-material amendment following an application in that regard. Such development hereby permitted shall be carried out in accordance with any Phasing Plan approved under Section A, or as necessary in accordance with any successive Phasing Plan as may subsequently be approved in writing by the Local Planning Authority prior to the commencement of development pursuant to this condition.

Reason - For the avoidance of doubt and in the interests of proper phased planning of the development.

5. ACTION REQUIRED IN ACCORDANCE WITH A SPECIFIC TIMETABLE: SUBMISSION OF GROUND FLOOR LEVELS WITH RESERVED MATTERS APPLICATION.

Concurrently with the submission of reserved matters in respect of the siting and/or design of the individual buildings in each area or phase of the development, details of the proposed finished ground floor level, measured from a fixed off site datum point, of each building within that particular area or phase, shall also be submitted for approval, in writing, by the Local Planning Authority. The building(s) shall thereafter be constructed in accordance with the approved levels.

Reason - In order to secure a design in scale with development surrounding the site so as to protect the visual amenities, amenity of neighbouring properties and character of the area.

6. ACTION REQUIRED IN ACCORDANCE WITH A SPECIFIC TIMETABLE: SUBMISSION OF SURFACE WATER DRAINAGE STRATEGY GROUND FLOOR WITH RESERVED MATTERS APPLICATION

Concurrent with the first reserved matters application(s) a surface water drainage strategy for the site shall be submitted to, and approved in writing by, the local planning authority.

Reason - To safeguard the ground water environment from harm.

7. ACTION REQUIRED IN ACCORDANCE WITH A SPECIFIC TIMETABLE - SURFACE WATER DRAINAGE DETAILS

No development shall take place within any particular area or phase of the development until details of a surface water drainage scheme for that plot / phase, has been submitted to and approved in writing by the local planning authority.

The scheme shall be in accordance with the approved strategy and shall include:

- a) Dimensioned plans and drawings of the surface water drainage scheme;
- b) Modelling of the surface water drainage scheme to show that the attenuation/infiltration features will contain the 1 in 100 year rainfall event including climate change;
- c) Modelling of the surface water conveyance network in the 1 in 30 year rainfall event to show no above ground flooding, and modelling of the volumes of any above ground flooding from the pipe network in a 1 in 100 year climate change rainfall event, along with topographic plans showing where the water will flow and be stored to ensure no flooding of buildings or offsite flows;
- d) Topographical plans depicting all exceedance flow paths and demonstration that the flows would not flood buildings or flow offsite, and if they are to be directed to the surface water drainage system then the potential additional rates and volumes of surface water must be included within the modelling of the surface water system;
- e) Details of a Construction Surface Water Management Plan (CSWMP) detailing how surface water and storm water will be managed on the site during construction (including demolition and site clearance operations) is submitted to and agreed in writing by the local planning authority. The CSWMP shall be implemented and thereafter managed and maintained in accordance with the approved plan for the duration of construction. The approved CSWMP and shall include:

i) Method statements, scaled and dimensioned plans and drawings detailing surface water management proposals to include:-

1) Temporary drainage systems

2) Measures for managing pollution / water quality and protecting controlled waters and watercourses

3) Measures for managing any on or offsite flood risk associated with construction

f) Details of the maintenance and management of the surface water drainage scheme shall be submitted to and approved in writing by the local planning authority.

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

8. ACTION REQUIRED IN ACCORDANCE WITH A SPECIFIC TIMETABLE - FLOOD RISK REGISTER ASSET

Within 28 days of completion of the last phase, details of all Sustainable Drainage System components and piped networks shall be submitted, in an approved form, to and approved the Local Planning Authority for inclusion on the Lead Local Flood Authority's Flood Risk Asset Register.

Reason - To minimise the risk of flooding.

9. ACTION REQUIRED PRIOR TO THE COMMENCEMENT OF DEVELOPMENT: CONSTRUCTION MANAGEMENT TO BE AGREED

Prior to the commencement of development within any particular other area or phase, a Construction Management Plan for that area or phase shall have been submitted to and approved in writing by the Local Planning Authority. Construction of the development shall not be carried out other than in accordance with the approved plan. The Construction Management Plan shall include the following matters:

o haul routes for construction traffic on the highway network and monitoring and review mechanisms.

o provision of boundary hoarding and lighting

o details of proposed means of dust suppression

o details of measures to prevent mud from vehicles leaving the site during construction

o details of deliveries times to the site during construction phase

o details of provision to ensure pedestrian and cycle safety

o details of any piling where required and the methodology for this

o programme of works (including measures for traffic management and operating hours)

- o parking and turning for vehicles of site personnel, operatives and visitors
- o loading and unloading of plant and materials
- o storage of plant and materials
- o maintain a register of complaints and record of actions taken to deal with such complaints at the site
- o office as specified in the Plan throughout the period of occupation of the site.
Reason: In the interest of highway safety to avoid the hazard caused by mud on the highway and to ensure minimal adverse
- o impact on the public highway during the construction phase.

Reason - To minimise detriment to nearby residential and general amenity by controlling the construction process to achieve the approved development. This condition is required to be agreed prior to the commencement of any development as any construction process, including site preparation, by reason of the location and scale of development may result adverse harm on amenity.

10. ACTION REQUIRED PRIOR TO THE COMMENCEMENT OF DEVELOPMENT -
ARCHAEOLOGICAL WORKS

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

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

- a. The programme and methodology of site investigation and recording in each area or phase of the development
- 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 in the relevant area or phase shall be completed prior to development, or in such other phased arrangement, as agreed and approved in writing by the Local Planning Authority.

Reason - To safeguard archaeological assets within the approved development boundary from impacts relating to any groundworks associated with the development scheme and to ensure the proper and timely investigation, recording, reporting and presentation of archaeological assets affected by this development. This condition is required to be agreed prior to the commencement of any development to ensure matters of archaeological importance are preserved and secured early to ensure avoidance

of damage or lost due to the development and/or its construction. If agreement was sought at any later stage there is an unacceptable risk of lost and damage to archaeological and historic assets.

11. ACTION REQUIRED PRIOR TO THE FIRST OCCUPATION OF DEVELOPMENT - ARCHAEOLOGICAL WORKS

No more than 30,000 sqm of floor space 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 approved Written Scheme of Investigation 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.

12. ACTION REQUIRED IN ACCORDANCE WITH A SPECIFIC TIMETABLE: AGREEMENT OF MATERIALS

No building in any area or phase may be constructed above slab level until precise details of the manufacturer and types and colours of the external facing and roofing materials to be used in construction of that building have been submitted to and approved, in writing, by the Local Planning Authority. Such materials as may be agreed shall be those used in the development and shall be fully applied prior to the first use/occupation.

Reason - To secure an orderly and well designed finish sympathetic to the character of the area and in the interests of visual amenity and the character and appearance of the area.

13. CONCURRENT WITH RESERVED MATTERS FOR EACH PHASE: ACTION REQUIRED IN ACCORDANCE WITH ECOLOGICAL APPRAISALS RECOMMENDATIONS

All ecological mitigation & enhancement measures and/or works shall be carried out in accordance with the details contained in the- Preliminary Ecological Appraisal - Port One St James' Park (January 2019), the Preliminary Ecological Appraisal - Port One Business Park (January 2020), Badger (Meles meles) Survey Report (June 2020), Great Crested Newt (Triturus cristatus) Survey Report (August 2020), Great Crested Newt (Triturus cristatus) Outline Mitigation Strategy (August 2020), the Phase 3 - Reptile Survey Report- Rev A (August 2020) and the Phase 3 & 4 - Bat Survey Assessment - Rev B (August 2020) and Tree (Bat) Roost Assessment Rev 3 (September 2020) - all undertaken by Abrehart Ecology Ltd as already submitted with the planning application and agreed in principle with the local planning authority prior to determination.

This may include the appointment of an appropriately competent person e.g. an ecological clerk of works (ECoW,) to provide on-site ecological expertise during construction. The appointed person shall undertake all activities, and works shall be carried out, in accordance with the approved details.

Reason: To conserve and enhance protected and Priority species and allow the LPA to discharge its duties under the UK Habitats Regulations, the Wildlife & Countryside

Act 1981 as amended and s40 of the NERC Act 2006 (Priority habitats & species) and s17 Crime & Disorder Act 1998.

14. CONCURRENT WITH RESERVED MATTERS: PRIOR TO COMMENCEMENT:
SUBMISSION OF A COPY OF NATURAL ENGLAND MITIGATION LICENCE FOR
GREAT CRESTED NEWT

Development shall not commence in an area or phase unless the local planning authority has been provided, in relation to that area or phase, with either:

- a) a licence issued by Natural England pursuant to Regulation 55 of The Conservation of Habitats and Species Regulations 2017 (as amended) authorizing the specified activity/development to go ahead; or
- b) a certificate to confirm site registration under the GCN District Level Licence countersigned by Natural England; or
- c) a statement in writing from the relevant licensing body to the effect that it does not consider that the specified activity/development will require a licence."

Reason: To conserve protected and Priority species and allow the LPA to discharge its duties under the Conservation of Habitats and Species Regulations 2017 (as amended), the Wildlife & Countryside Act 1981 as amended and s40 of the NERC Act 2006 and s17 Crime & Disorder Act 1998.

15. CONCURRENT WITH RESERVED MATTERS: PRIOR TO COMMENCEMENT:
SUBMISSION OF A COPY OF THE MITIGATION LICENCE FOR BADGERS

The sett closure shall not in any circumstances commence unless the local planning authority has been provided with either:

- a) a licence issued by Natural England pursuant Badger Protection Act 1992 authorizing the specified activity/development to go ahead; or
- b) a statement in writing from the relevant licensing body to the effect that it does not consider that the specified activity/development will require a licence."

Reason: To conserve protected species and allow the LPA to discharge its duties under and Badger Protection Act 1992 and s17 Crime & Disorder Act 1998.

16. CONCURRENT WITH RESERVED MATTERS: PRIOR TO COMMENCEMENT:
CONSTRUCTION ENVIRONMENTAL MANAGEMENT PLAN: BIODIVERSITY

A construction environmental management plan (CEMP: Biodiversity) shall be submitted to and approved in writing by the local planning authority.

The CEMP (Biodiversity) shall include the following.

- a) A programme of implementation linked to the phasing of the development.
- b) Finalised Reptile Mitigation Strategy
- c) Risk assessment of potentially damaging construction activities.

- d) Identification of "biodiversity protection zones".
- e) Practical measures (both physical measures and sensitive working practices) to avoid or reduce impacts during construction (may be provided as a set of method statements).
- f) The location and timing of sensitive works to avoid harm to biodiversity features.
- g) The times during construction when specialist ecologists need to be present on site to oversee works.
- g) Responsible persons and lines of communication.
- h) The role and responsibilities on site of an ecological clerk of works (ECoW) or similarly competent person.
- i) Use of protective fences, exclusion barriers and warning signs.
- j) Containment, control and removal of any Invasive non-native species present on site

The approved CEMP shall be adhered to and implemented throughout the construction period strictly in accordance with the approved details, unless otherwise agreed in writing by the local planning authority"

Reason: To conserve protected and Priority species and allow the LPA to discharge its duties under the Conservation of Habitats and Species Regulations 2017 (as amended), the Wildlife & Countryside Act 1981 as amended and s40 of the NERC Act 2006 (Priority habitats & species).

17. CONCURRENT WITH RESERVED MATTERS PRIOR TO SLAB LEVEL:
BIODIVERSITY ENHANCEMENT

A Biodiversity Enhancement Layout, providing the finalised details, locations and phasing of the enhancement measures contained within the submitted Abrehart Ecology reports, shall be submitted to and approved in writing by the local planning authority.

The enhancement measures shall be implemented in accordance with the approved details and all features shall be retained in that manner thereafter.

Reason: To enhance Protected and Priority Species and allow the LPA to discharge its duties under the s40 of the NERC Act 2006 (Priority habitats & species).

18. CONCURRENT WITH RESERVED MATTERS PRIOR TO BENEFICIAL USE:
LANDSCAPE AND ECOLOGICAL MANAGEMENT PLAN

A Landscape and Ecological Management Plan (LEMP) shall be submitted to, and be approved in writing by, the local planning authority prior occupation of the development.

The content of the LEMP shall include the following:

- a) Description and evaluation of features to be managed.

- b) Ecological trends and constraints on site that might influence management.
- c) Aims, objectives and phasing of management.
- d) Appropriate management options for achieving aims and objectives.
- e) Prescriptions for management actions.
- f) Preparation of a work schedule (including an annual work plan capable of being rolled forward over a five-year period).
- g) Details of the body or organisation responsible for implementation of the plan.
- h) Ongoing monitoring and remedial measures.

The LEMP shall also include details of the legal and funding mechanism(s) by which the long-term implementation of the plan will be secured by the developer with the management body(ies) responsible for its delivery. The plan shall also set out (where the result from monitoring show that conservation aims and objectives of the LEMP are not being met) how contingencies and/or remedial action will be identified, agreed and implemented so that the development still delivers the fully functioning biodiversity objectives of the originally approved scheme. The approved plan will be implemented in accordance with the approved details.

Reason - To allow the LPA to discharge its duties under the Conservation of Habitats and Species Regulations 2017 (as amended), the Wildlife & Countryside Act 1981 as amended and s40 of the NERC Act 2006 (Priority habitats & species)

19. CONCURRENT WITH RESERVED MATTERS: PRIOR TO BENEFICIAL USE: LIGHTING (WILDLIFE SENSITIVE DESIGN SCHEME)

A lighting design scheme shall be submitted with the reserved matters application for each area or phase of the development and approved in writing by the local planning authority. The scheme shall identify those features on site that are particularly sensitive for bats and that are likely to cause disturbance along important routes used for foraging; and show how and where external lighting will be installed (through the provision of appropriate lighting contour plans, Isolux drawings and technical specifications) so that it can be clearly demonstrated that areas to be lit will not disturb or prevent bats using their territory.

Details of all external lighting to be installed or attached to the commercial units shall include luminaire types, position, height, aiming points, lighting levels and a polar illuminance diagram, based on the vertical plane to reflect impact on surrounding residents.

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

Reason: To allow the LPA to discharge its duties under the Conservation of Habitats and Species Regulations 2017 (as amended), the Wildlife & Countryside Act 1981 as amended and s40 of the NERC Act 2006 (Priority habitats & species)

20. ACTION REQUIRED: TIME LIMIT ON DEVELOPMENT BEFORE FURTHER SURVEYS ARE REQUIRED

If any phase of development hereby approved does not commence within 18 months year from the date of the planning consent, the approved ecological mitigation measures secured through condition shall be reviewed and, where necessary, amended and updated.

The review shall be informed by further ecological surveys commissioned to:

- i. establish if there have been any changes in the presence and/or distribution or abundance of Great crested newt, bats (particularly in trees), reptiles or badgers and
- ii. identify any likely new ecological impacts that might arise from any changes.
- iii. determine impacts upon the qualifying features of the Little Blakenham Pit SSSI,
 - iiii. Where the survey results indicate that changes have occurred that will result in ecological impacts not previously addressed in the approved scheme, the original approved ecological measures will be revised and new or amended measures, and a timetable for their implementation, will be submitted to and approved in writing by the local planning authority prior to the commencement of any phase of development.
- iv. Works will then be carried out in accordance with the proposed new approved ecological measures and timetable."

Reason - To allow the LPA to discharge its duties under the Conservation of Habitats and Species Regulations 2017 (as amended), the Wildlife & Countryside Act 1981 as amended and s40 of the NERC Act 2006 (Priority habitats & species)"

21. ACTION REQUIRED PRIOR TO COMMENCEMENT OF DEVELOPMENT: AGREEMENT OF MEASURES TO IMPROVE SUSTAINABILITY OF DEVELOPMENT

Prior to the commencement of development in any area or phase a scheme for the provision and implementation of water, energy and resource efficiency measures, during the construction and operational phase of the development shall be submitted to and approved, in writing, by the Local Planning Authority. The scheme shall include a clear timetable for the implementation of the measures in relation to the construction and occupancy of the development. The scheme in that area or phase shall be constructed and the measures provided and made available for use in accordance with such timetable as may be agreed. The Sustainability & Energy Strategy must be provided detailing how the development will minimise the environmental impact during construction and occupation (as per policy CS3, and NPPF) including details on environmentally friendly materials, construction techniques minimisation of carbon emissions and running costs and reduced use of potable water (suggested maximum of 105ltr per person per day). Details as to the provision for electric vehicles should also be included please see the Suffolk Guidance for Parking, published on the SCC website on the link below: <https://www.suffolk.gov.uk/planning-waste-and-environment/planning-and-developmentadvice/parking-guidance/>. The document should clearly set out the

unqualified commitments the applicant is willing to undertake on the topics of energy and water conservation, CO2 reduction, resource conservation, use of sustainable materials and provision for electric vehicles. Clear commitments and minimum standards should be declared and phrases such as 'where possible, subject to, where feasible' must not be used. Evidence should be included where appropriate demonstrating the applicants previous good works and standards achieve in areas such as site waste management, eg what recycling rate has the applicant achieved in recent project to show that their % recycling rate commitment is likely.

Reason - To enhance the sustainability of the development through better use of water, energy and resources. This condition is required to be agreed prior to the commencement of any development as any construction process, including site preparation, has the potential to include energy and resource efficiency measures that may improve or reduce harm to the environment and result in wider public benefit in accordance with the NPPF. Guidance can be found at the following locations:
<https://www.midsuffolk.gov.uk/environment/environmental-management/planning-requirements/>

22. ACTION REQUIRED ACCORDING TO A SPECIFIC TIMETABLE TO - HIGHWAY MITIGATION

The detailed design of mitigation measures required at the Logistic Park / Bramford Road junction, as indicated on Drawing No 1970/04C, is to be submitted to and approved by the local planning authority. The approved scheme shall be laid out, constructed and made functionally available for use prior to first occupation and thereafter retained in the approved form for the lifetime of the development.

Reason: To ensure that suitable highway improvements and mitigation measures are provided.

23. ACTION REQUIRED ACCORDING TO A SPECIFIC TIMETABLE TO - OFF-SITE HIGHWAY WORKS

The footway/cycleway indicated on Drawing No 1970/04C is to be provided in its entirety before the development is brought into use.

Reason: To ensure that suitable footways are provided to access the application site and to connect the sites with public rights of way and footway network.

24. ACTION REQUIRED ACCORDING TO A SPECIFIC TIMETABLE TO: COVERED CYCLE STORAGE

Before the development in any area of phase is commenced, details of secure covered cycle storage for that area of phase shall be submitted to and approved in writing by the Local Planning Authority. The approved scheme shall be carried out in its entirety before the development in that area or phase is brought into use and shall be retained thereafter and used for no other purpose.

Reason: To promote the use of sustainable travelling alternatives within the area.

25. ACTION REQUIRED PRIOR TO COMMENCEMENT OF DEVELOPMENT - HIGHWAYS: PROVISION OF PARKING AND TURNING.

Prior to the commencement of development in any area or phase, details of the areas to be provided for the loading, unloading, manoeuvring and parking of vehicles including secure and lit cycle storage, parking for disabled motorists and motorcycles, and the provision of electric charging points, within that area or phase, shall be submitted to and approved, in writing, by the Local Planning Authority. The approved scheme shall, where relevant, be in accordance with Suffolk Parking Guidance 2015 and shall be carried out in its entirety before the development is brought into use and shall be retained thereafter and remain free of obstruction except for the purpose of manoeuvring and parking of vehicles and used for no other purpose.

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.

26. PRIOR TO COMMENCEMENT: TREE PROTECTION

Any retained trees, shrubs and hedgerows within, or at the boundary of, any 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 of work within that area of phase.

The Local Planning Authority shall be advised in writing that the protective measures/fencing within a development area/phase have been provided before any equipment, machinery or materials are brought onto the site for the purposes of development and shall continue to be so protected during the period of construction and until all equipment, machinery and surplus materials have been removed. Within the fenced area no work shall take place; no materials shall be stored; no oil or other chemicals shall be stored or disposed of; no concrete, mortar or plaster shall be mixed; no fires shall be started; no service trenches shall be dug; no soil shall be removed or ground level changed at any time, without the prior written consent of the Local Planning Authority.

Reason - In order to reasonably minimise the landscape and visual impacts of the proposal have particular regard for Policy CS5

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

No development of any building above slab level will take place within any area or phase, until there has been submitted to and approved in writing by the Local Planning Authority, in accordance with the agreed Landscape Masterplan LSDP 11365-05 Rev H Page 1 of 2 and Page 2 of 2, 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 for that area of phase.

Reason - In order to reasonably minimise the landscape and visual impacts of the proposal have particular regard for Policy CS5.

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

No development of any building above slab level will take place in any area or phase, until full details of a hard landscaping scheme for that area/phase, in accordance with the agreed Landscape Masterplan LSDP 11365-05 Rev H Page 1 of 2 and Page 2 of 2, has been submitted to and approved in writing by the Local Planning Authority. These details shall include proposed finished levels and contour 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 for that area or phase.

Reason - In order to reasonably minimise the landscape and visual impacts of the proposal have particular regard for Policy CS5.

29. ACTION REQUIRED PRIOR TO COMMENCEMENT OF DEVELOPMENT: ADVANCED PLANTING.

Concurrent with the reserved matters and in accordance with any approved phasing plan, details of advance native planting to boundaries shall be submitted and approved by the Local Planning Authority. Implementation will need to be carried out in accordance with an implementation timetable agreed in writing with the Local Planning Authority.

Reason - In order to ensure key structural / screening landscape planting is carried out at the earliest opportunity, in the interest of the landscape character and amenity of the locality, and the character, setting and significance of heritage assets.

30. ACTION REQUIRED PRIOR FIRST OCCUPATION: LANDSCAPE MANAGEMENT PLAN

No part of the development may be occupied until there has been submitted to and approved, in writing, by the Local Planning Authority a landscape management plan and associated work schedule for a minimum of 10 years. Both new and retained existing planting will be required to be included in the plan, along with surface treatments, SuDS features and all other landscape assets.

Reason - in the interest of the landscape character and amenity of the locality, and the character, setting and significance of heritage assets."

31. ACTION REQUIRED PRIOR FIRST OCCUPATION: NOISE REPORT

Prior to the occupation of unit 9 as shown on Drawing 1823 DE 10-003B Proposed Illustrative Site Plan, the applicant is required to submit an assessment carried out in accordance with BS 4142 to show that noise from machinery and equipment, including any external ventilation or refrigeration equipment and external noise from delivery vehicles including loading, will not have an adverse impact on occupiers of any noise sensitive premises. The assessment shall include details of any mitigation measures to be implemented, for the approval of the Local Planning Authority.

Reason - In the interest of residential amenity.

32. ON GOING REQUIREMENT OF DEVELOPMENT/USE: RESTRICTION ON CONSTRUCTION TIMES

The working hours during construction shall be restricted to 0730 hrs to 1800 hrs Mondays to Fridays and 0800 hrs and 1300 hrs on Saturdays. There shall be no construction work on Sundays or Bank Holidays.

Reason - To enable the Local Planning Authority to retain control over the development in the interests of residential amenity within close proximity.

33. ACTION REQUIRED IN ACCORDANCE PRIOR TO OCCUPATION: FIRE HYDRANTS

Prior to the first occupation of the site, details of the provision of fire hydrants shall be submitted to and approved, in writing, by the Local Planning Authority. The fire hydrants shall be carried out in accordance with these details in their entirety and in accordance with the timetable as may be agreed.

Reason - To ensure the site is suitably served by fire hydrants.

34. SPECIFIC RESTRICTION OF DEVELOPMENT: RESTRICTION ON LOCATION OF STORAGE

No goods, products, raw materials, scrap material or other materials of any other sort shall be deposited, stacked or stored in the open air outside the confines of the buildings unless otherwise agreed in writing by the Local Planning Authority.

Reason - The external storage of these items would be harmful to the local amenity, character and appearance of the area.

35. SPECIFIC RESTRICTION ON DEVELOPMENT: ADDITIONAL FLOOR RESTRICTION

No mezzanine, entresol or additional floors shall be inserted into any buildings constructed pursuant to this permission except pursuant to the grant of planning permission on an application made in that regard.

Reason - To prevent intensification of use that would result in detrimental impact on nearby residential amenity by the resulting increase in traffic impact.

36. SPECIFIC RESTRICTION ON DEVELOPMENT: REMOVAL OF PERMITTED DEVELOPMENT RIGHTS

Notwithstanding Section 55 (2)(a)(ii) of the Town and Country Planning Act 1990 as amended and/or the provisions of

Article 3, Schedule 2, Part 3 - Changes of Use, Class D and/or Class G and/or Class I [the letter not the numeral] and/or Class M and/or Class O [the letter not the numeral] of Town and Country Planning (General Permitted Development) Order 2015, (or any Order revoking and re-enacting that Order with or without modification)

and/or

Article 3, Schedule 2, Part 4 - Temporary Use of Land and Buildings, Class B and/or Class C and/or Class D of Town and Country Planning (General Permitted Development) Order 2015, (or any Order revoking and re-enacting that Order with or without modification)

and/or

Article 3, Schedule 2, Part 7 - Non-domestic extensions, alterations etc., Class A and/or Class F and/or Class H and/or Class I [the letter not the numeral] of Town and Country Planning (General Permitted Development) Order 2015, (or any Order revoking and re-enacting that Order with or without modification) No development that might be undertaken as permitted development within the Classes identified above [or in any Order revoking or re-enacting that Order with or without modification] is permitted except pursuant to the grant of planning permission on an application made in that regard to the local planning authority.

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

SUMMARY OF POLICIES WHICH ARE RELEVANT TO THE DECISION:

NPPF - National Planning Policy Framework
CS01 - Settlement Hierarchy
CS02 - Development in the Countryside & Countryside Villages
CS03 - Reduce Contributions to Climate Change
CS04 - Adapting to Climate Change
CS05 - Mid Suffolk's Environment
FC01 - Presumption In Favour Of Sustainable Development
FC01_1 - Mid Suffolk Approach To Delivering Sustainable Development
FC03 - Supply Of Employment Land
GP01 - Design and layout of development
H17 - Keeping residential development away from pollution
CL08 - Protecting wildlife habitats
CL09 - Recognised wildlife areas
SB02 - Development appropriate to its setting
CL11 - Retaining high quality agricultural land
E03 - Warehousing, storage, distribution and haulage depots
E04 - Protecting existing industrial/business areas for employment generating uses
E06 - Retention of use within existing industrial/commercial areas
E09 - Location of new businesses
E10 - New Industrial and commercial development in the countryside
New Industrial and commercial development in the countryside

T10 - Highway Considerations in Development
E12 - General principles for location, design and layout
T09 - Parking Standards
T11 - Facilities for pedestrians and cyclists
T12 - Designing for people with disabilities

Babergh and Mid Suffolk District Councils have adopted Community Infrastructure Levy (CIL) charging which affects planning permissions granted on or after 11th April 2016 and permitted development commenced on or after 11th April 2016. If your development is for the erection of a new building, annex or extension or the change of use of a building over 100sqm in internal area or the creation of a new dwelling or holiday let of any size your development may be liable to pay CIL and you must submit relevant documents to our Infrastructure Team telling us more about your development, who will pay CIL and when the development will start. You will receive advice on the amount you have to pay and what you have to do and you can find more information about CIL on our websites here:

[CIL in Babergh](#) and [CIL in Mid Suffolk](#) or by contacting the Infrastructure Team on: infrastructure@baberghmidsuffolk.gov.uk

This relates to document reference: DC/20/01175

Signed: Philip Isbell

Dated: 15th April 2021

**Chief Planning Officer
Sustainable Communities**

Important Notes to be read in conjunction with your Decision Notice

Please read carefully

This decision notice refers only to the decision made by the Local Planning Authority under the Town and Country Planning Acts and DOES NOT include any other consent or approval required under enactment, bylaw, order or regulation.

Please note: depending upon what conditions have been attached to the decision, action may be required on your part before you can begin your development. Planning conditions usually require that you write to the Local Planning Authority and obtain confirmation that you have discharged your obligations. You should read your decision notice in detail and make a note of the requirements placed on you by any conditions. **If you proceed with your development without complying with these conditions you may invalidate your permission and put your development at risk.**

Discharging your obligations under a condition:

You should formally apply to discharge your conditions and the relevant application forms are available on the Council's website. The Local Planning Authority has 8 weeks to write to you after you submit the details to discharge your conditions. You should always account for this time in your schedule as the Local Planning Authority cannot guarantee that conditions can be discharged quicker than this. A fee is applicable for the discharge of planning conditions.

Building Control:

You are reminded that the carrying out of building works requires approval under the Building Regulations in many cases as well as a grant of planning permission. If you are in doubt as to whether or not the work, the subject of this planning permission, requires such approval, then you are invited to contact the Building Control Section of Babergh and Mid Suffolk District Councils.

Appeals to the Secretary of State

1. If the applicant is aggrieved by the decision of the Local Planning Authority to refuse permission or consent, or to grant permission or consent subject to condition, they may appeal to the Secretary of State for Communities and Local Government. The applicant's right of appeal is in accordance with the appropriate statutory provisions which follow:

Planning Applications: Section 78 Town and Country Planning Act 1990

Listed Building Applications: Section 20 Planning (Listed Buildings and Conservation Areas) Act 1990

Advertisement Applications: Section 78 Town and Country Planning Act 1990
Regulation 15

Town and Country Planning (Control of Advertisements) Regulations 2007

Notice of appeal in the case of applications for advertisement consent must be served within eight weeks of receipt of this notice. Notice of Householder and Minor Commercial Appeals must be served within 12 weeks, in all other cases, notice of appeal must be served within six months of this notice. If this is a decision on a planning application relating to the same or substantially the same land and development as is already the subject of an enforcement notice, if you want to appeal against your local planning authority's decision on your application, then you must do so within 28 days of the date of this notice. If an enforcement notice is served relating to the same or substantially the same land and development as in your application and if you want to appeal against your local planning authority's decision on your application, then you must do so within: 28 days of the date of service of the enforcement notice, or within six months of the date of this notice, whichever period expires earlier.

Appeals must be made on a form which is obtainable from The Planning Inspectorate, Temple Quay House, 2 The Square, Temple Quay, Bristol, BS1 6PN or online at <https://www.gov.uk/government/publications/modelnotification-notice-to-be-sent-to-an-applicant-when-permission-is-refused>

The Secretary of State has power to allow a longer period for the giving of a notice of appeal but he/she will not normally be prepared to exercise this power unless there are special circumstances which excuse the delay in giving notice of appeal. The Secretary of State is not required to entertain an appeal if it appears to him/her that permission for the proposed development could not have been granted by the Local Planning Authority, or could not have been so granted otherwise than subject to the conditions imposed by it, having regard to the statutory requirements*, to the provisions of the Development Order, and to any directions given under the Order. The Secretary of State does not in practice refuse to entertain appeals solely because the decision of the Local Planning Authority was based on a direction given by him/her.

2. If permission or consent to develop land or carry out works is refused or granted subject to conditions, whether by the Local Planning Authority or by the Secretary of State and the owner of the land claims that the land has become incapable of reasonable beneficial use by the carrying out of any development or works which has been or would be permitted they may serve on the Council of the district in which the land is situated, a purchase notice requiring the Council to purchase his interest in the land in accordance with the provisions of Section 137 of the Town and Country Planning Act 1990 or Section 32 Planning (Listed Buildings and Conservation Areas) Act 1990.

*The statutory requirements are those set out in Section 79(6) of the Town and Country Planning Act 1990, namely Sections 70 and 72(1) of the Act.

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Development Control Committee 'B'
6 July 2022

Application No:
DC/22/00661

Address:

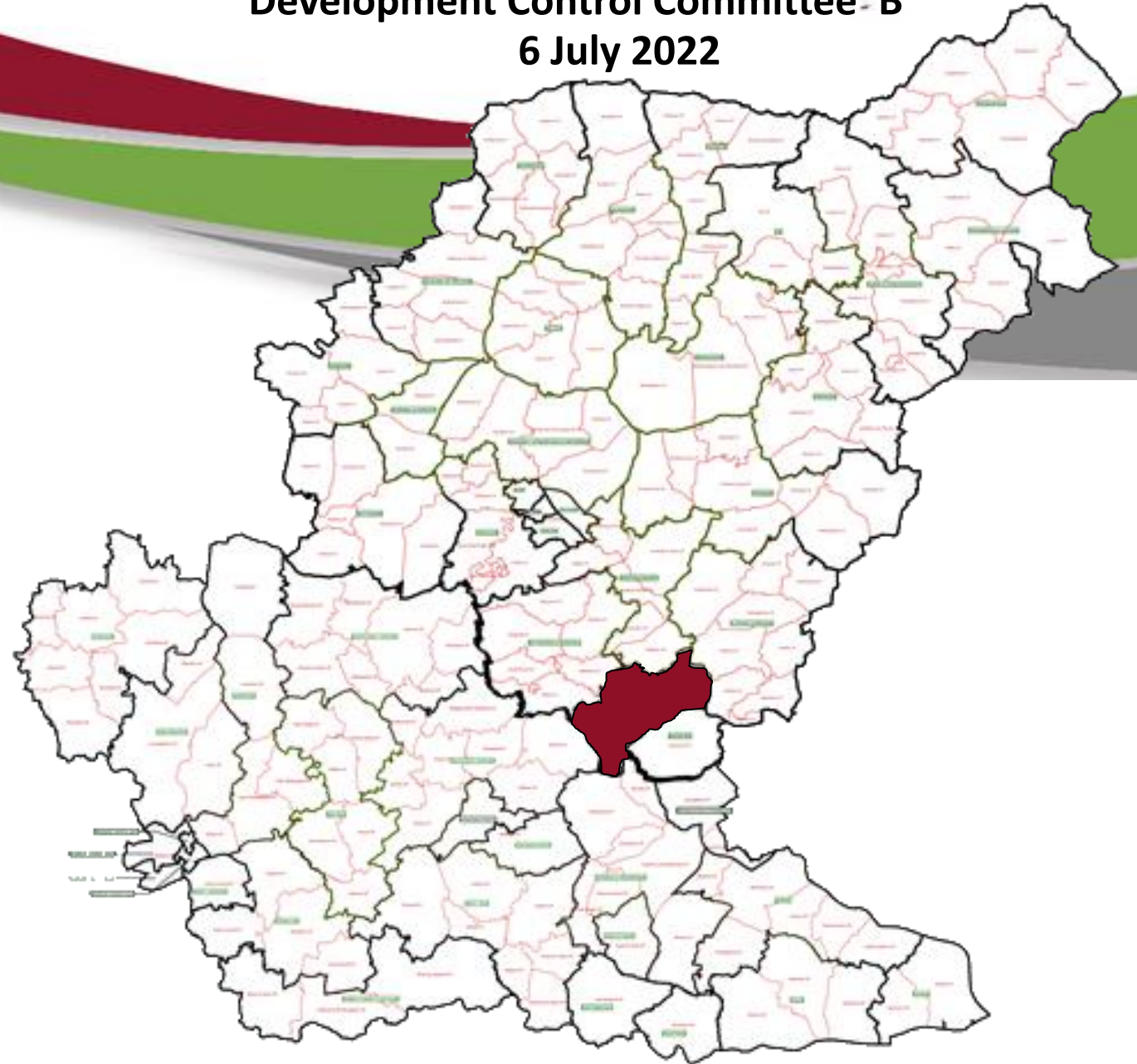
Land Adj Port One Business and Logistics Park
Blackacre Hill
Bramford Road
GREAT BLAKENHAM
Suffolk IP6 0RL

Proposal:

Reserved Matters.

(Appearance, Layout, Scale & Landscaping
to be considered)

Details of units 7, 8, 9 and 10



This presentation is designed to provide illustration and must be considered in conjunction with the associated report, representations and all other material planning considerations



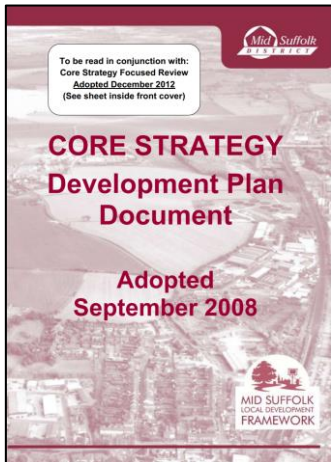
GREAT BLAKENHAM

Page 17

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Key Service Centre

“The majority of new development (including retail, employment and housing allocations) will be directed to towns and key service centres....”









FREEPORT EAST

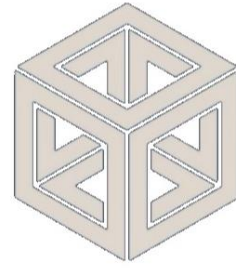
**Felixstowe
Gateway 14
Harwich**

A Global Freeport for a Global Britain

Freeport East is one of eight new Freeports in England announced by the Chancellor of the Exchequer on 3 March 2021. It will be a hub for global trade and national regeneration as well as creating a hotbed for innovation that will have impact across the UK.

With its unique global links and existing innovative sectoral clusters, Freeport East will attract inward international investment and drive domestic growth, propelling the country's economy forward.

Covering Britain's busiest container port, two major ferry ports and located close to the East Coast green energy cluster, Freeport East offers a unique combination of advantages to benefit traders, manufacturers and clean energy suppliers. It will create 13,500 new jobs and generate a Gross Value Added (GVA) of £5.5 billion over 10 years



PORT ONE

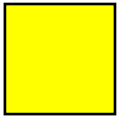
a Freeport East customs site

Businesses authorised by HMRC and operating inside designated customs sites in the Freeport can store or manufacture imported goods before exporting them again without paying the full tariff. Movements to and from the customs site will benefit from simplified customs procedures.

The Freeport East customs offer aims to make customs facilitations more accessible by providing the following:

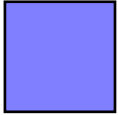
- giving access to duty suspension, duty exemption on re-exports and flexibility on how duty is calculated
- through one combined Freeport East Customs Procedure, instead of multiple authorisations
- streamlining the processes for bringing goods into Freeport East customs sites, as well as between customs sites, and exporting them
- allowing the movement of goods in the procedure between customs sites and into other special procedures to
- fit the needs of business

Units completed or under construction

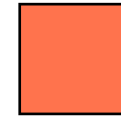


Unit 4
completed
& occupied

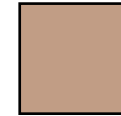
Page 122



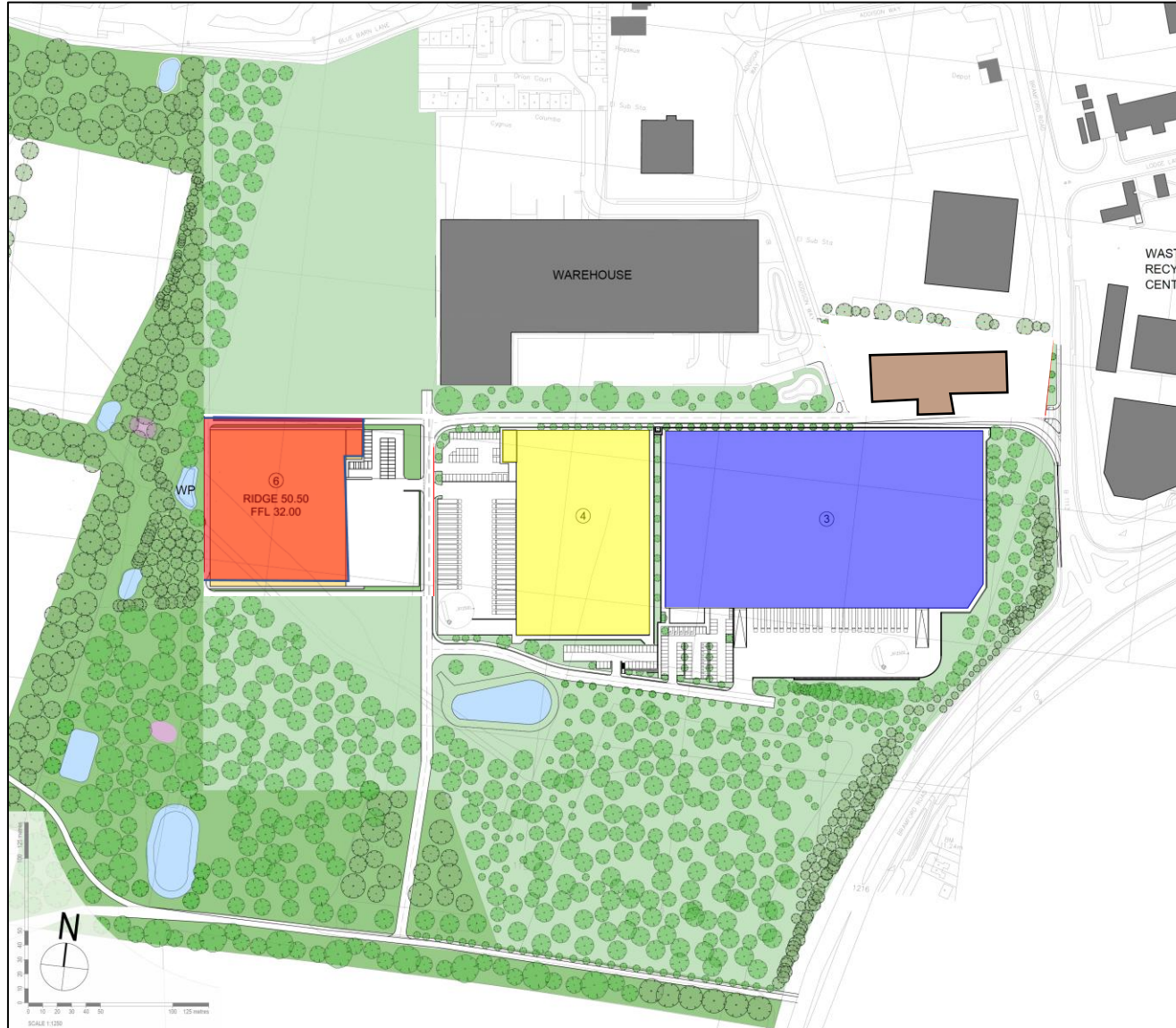
Unit 3
Under
construction
& let



Units 1&2
recently
approved

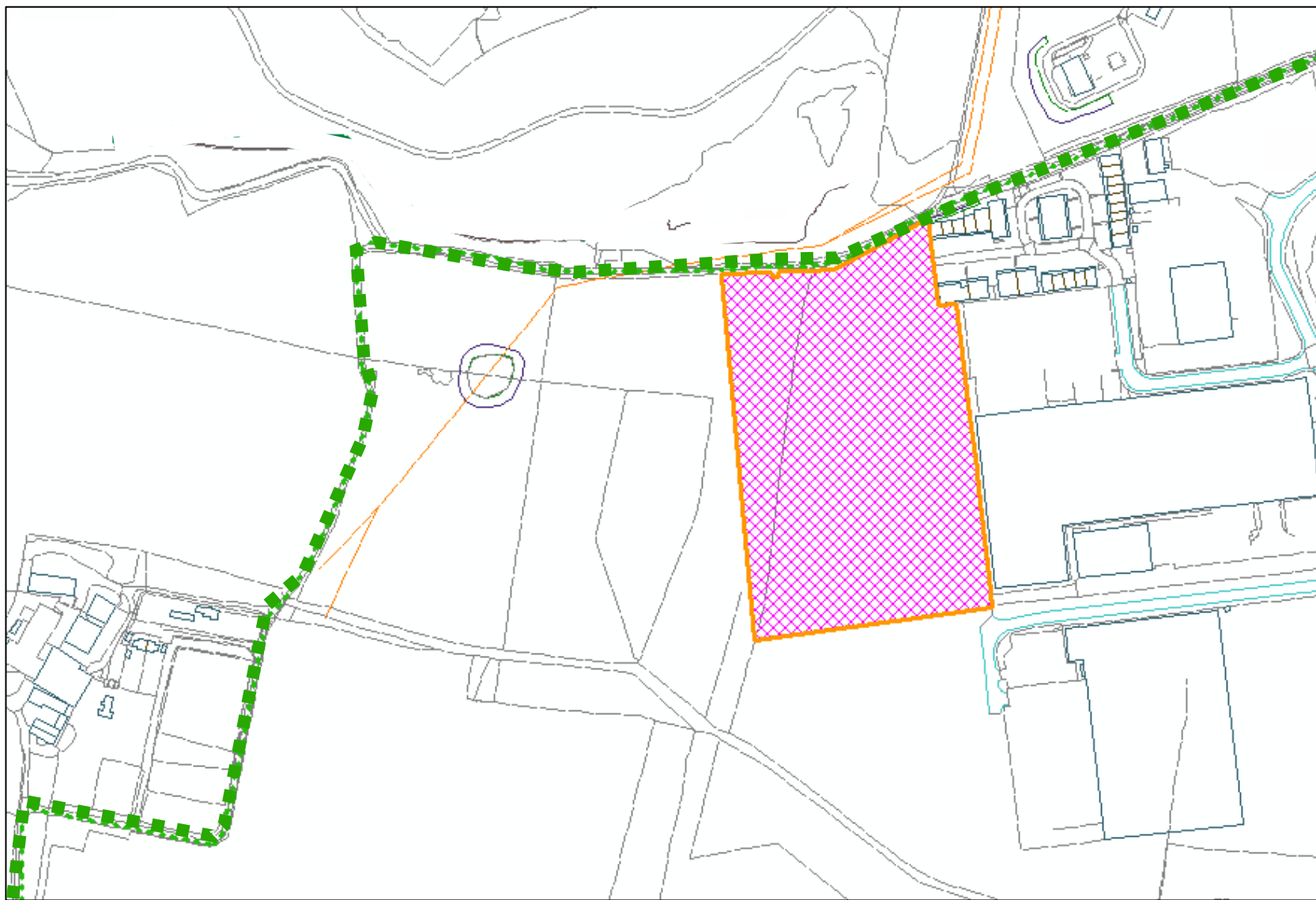


Unit 6
recently
approved



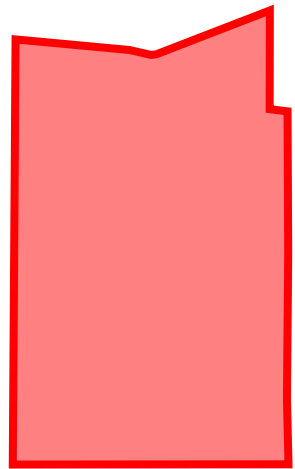
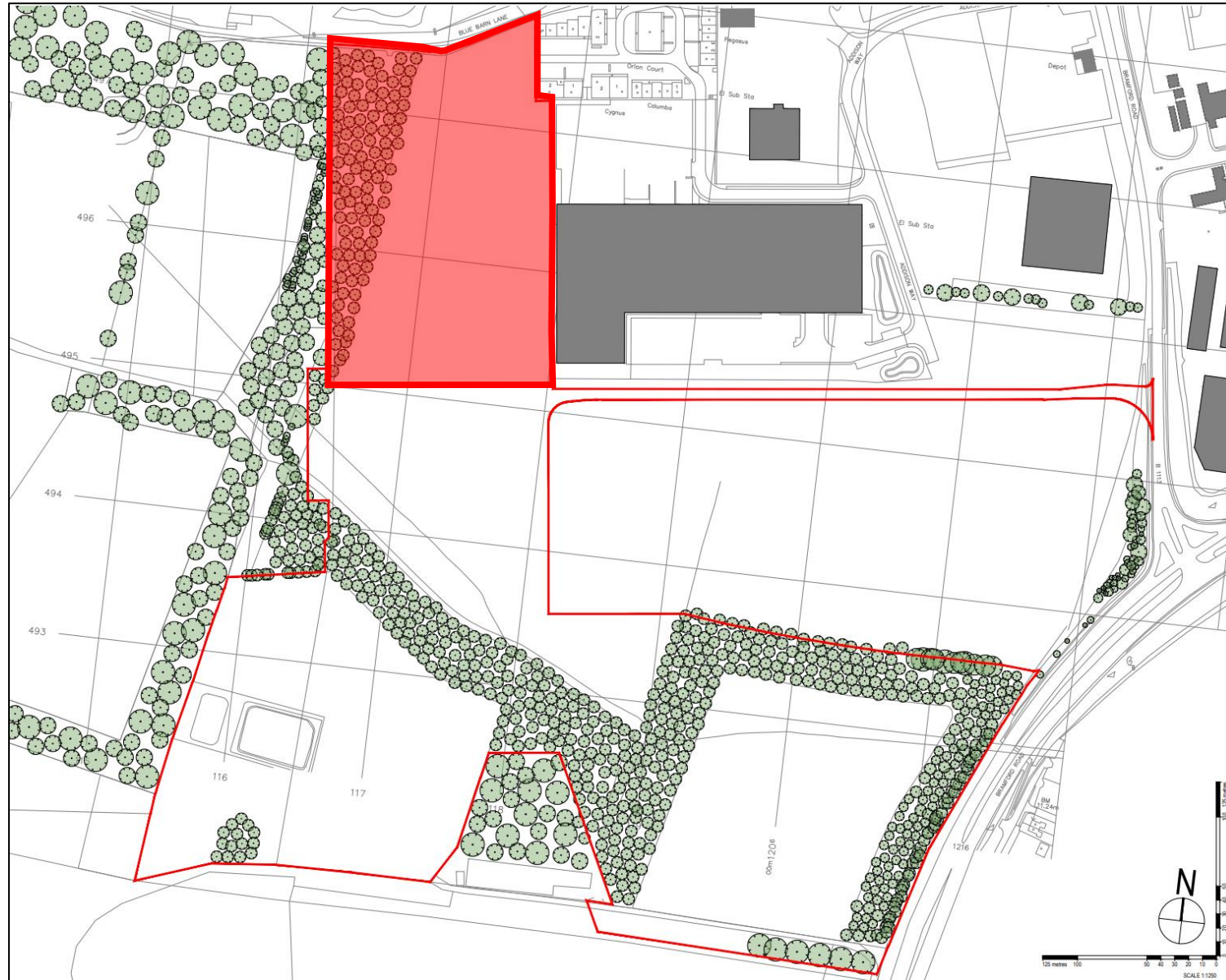
Constraints: Public Right of Way [PRoW]

slide 7



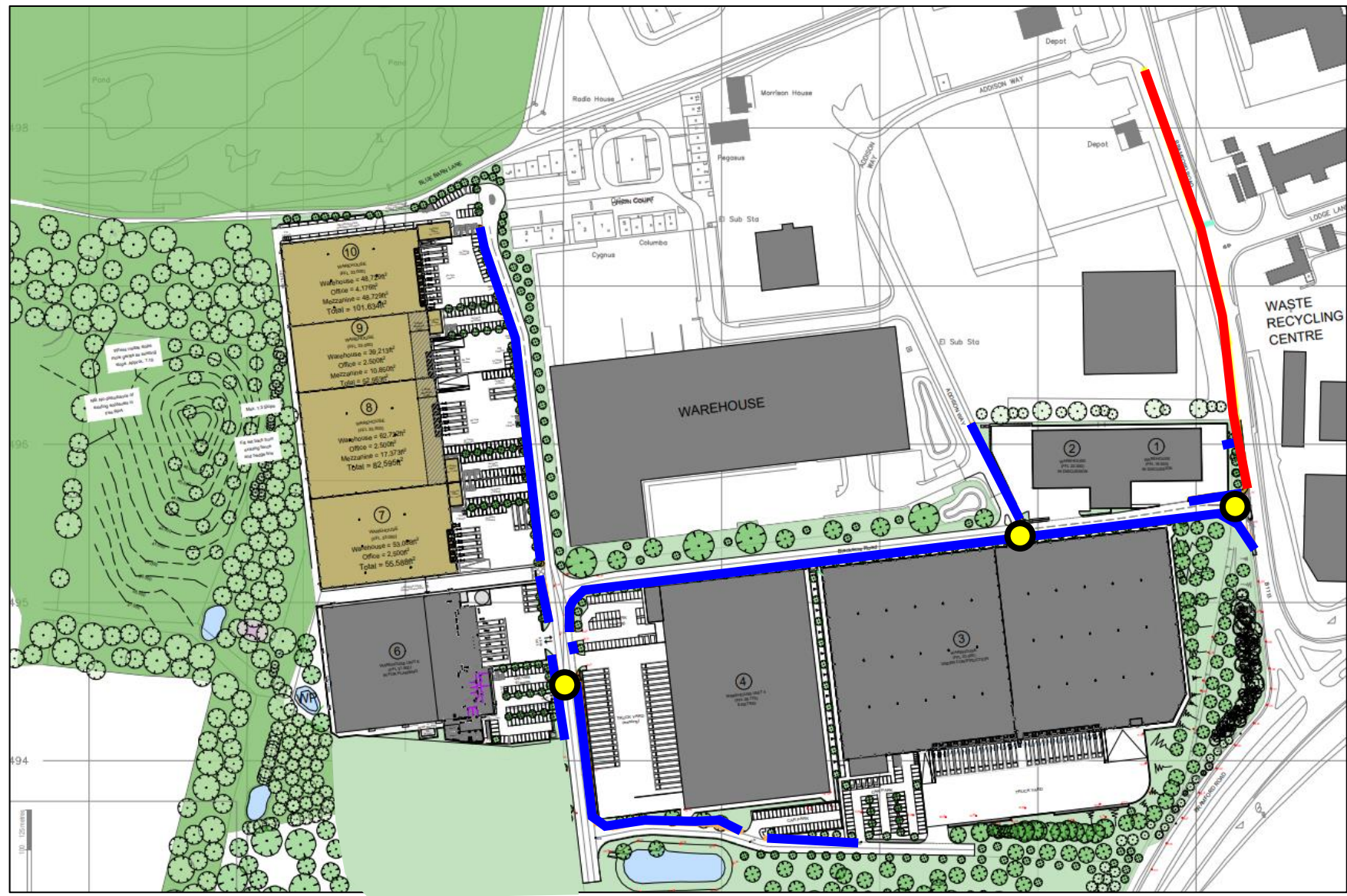
Outline permission red line area

slide 8





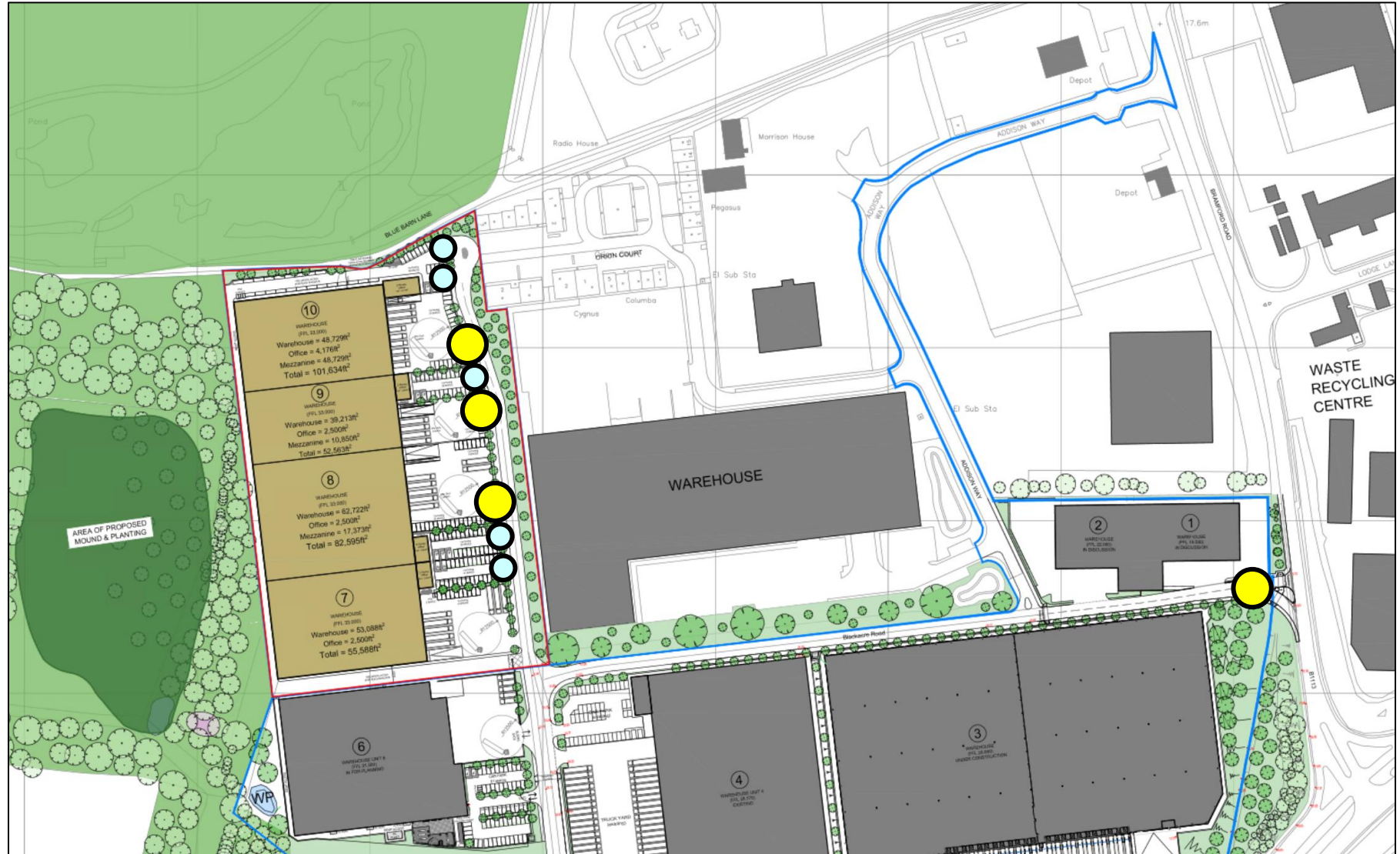
Reserved Matters
red line area

Pedestrian and cycle accessibility



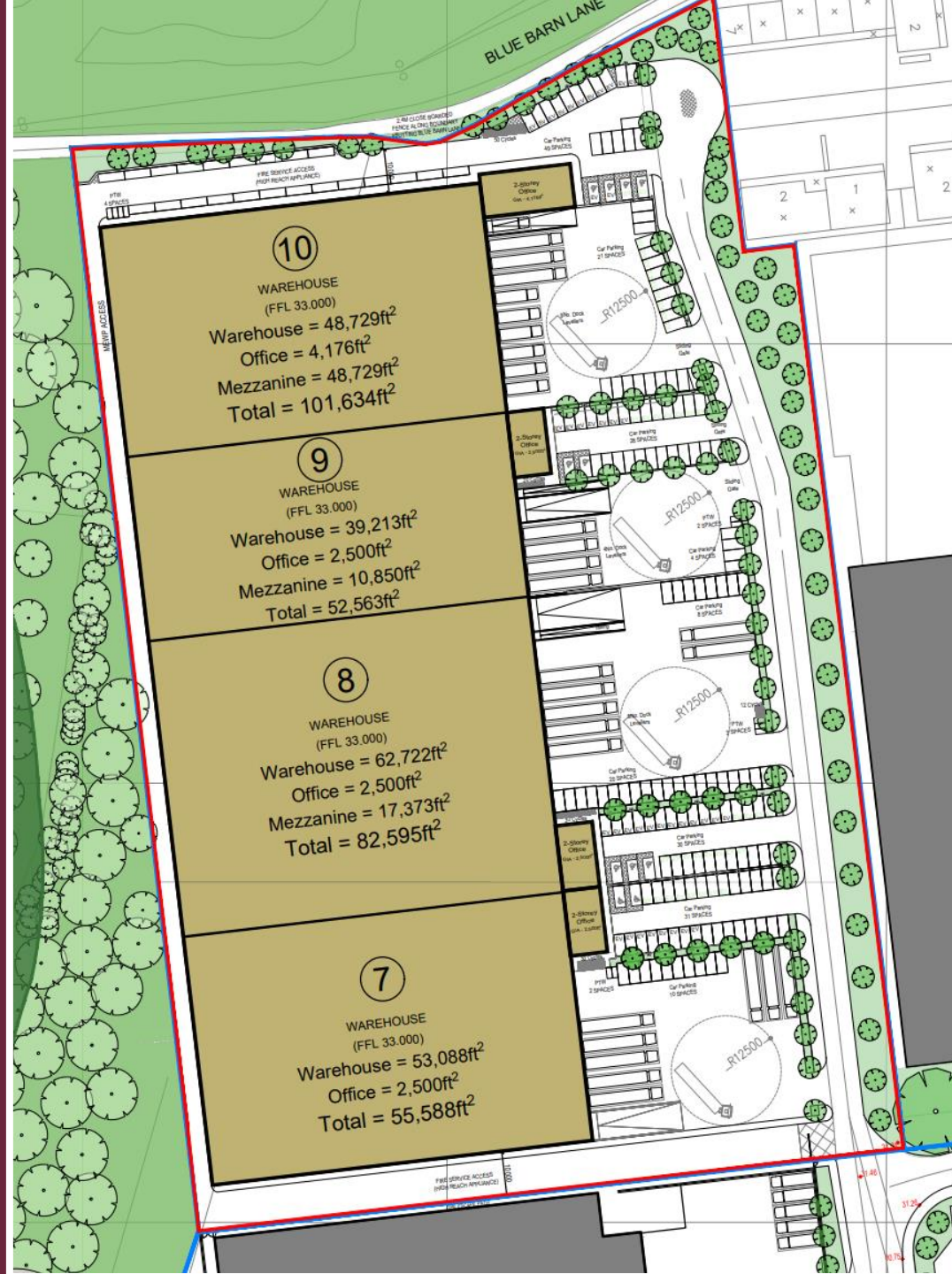
Page 125

-  Denotes pedestrian/cycleways
-  New Cycleway Footpath
-  Estate Road Crossing

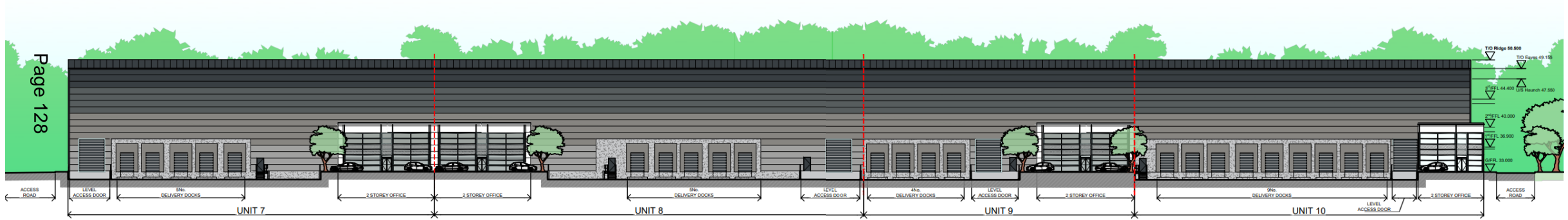


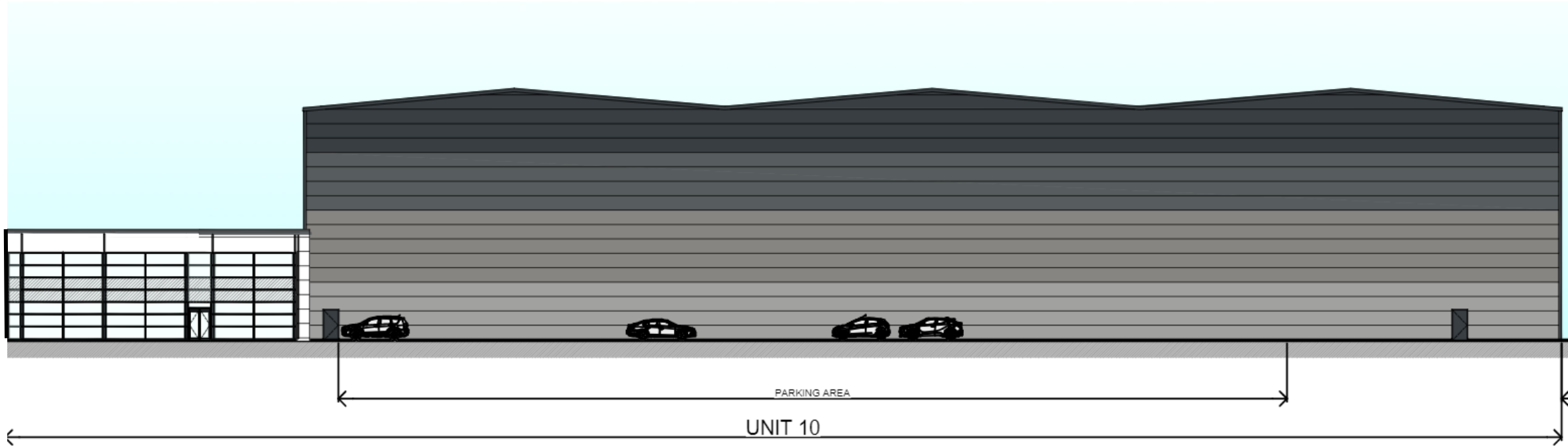


Layout



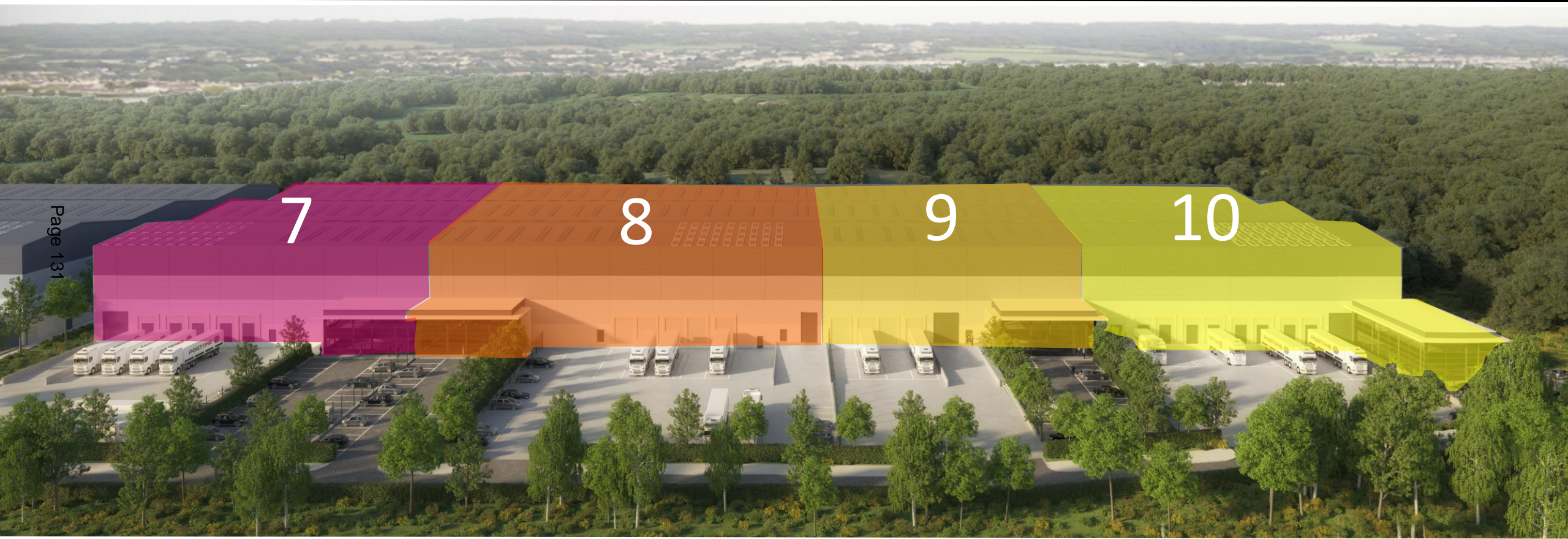
Front elevations

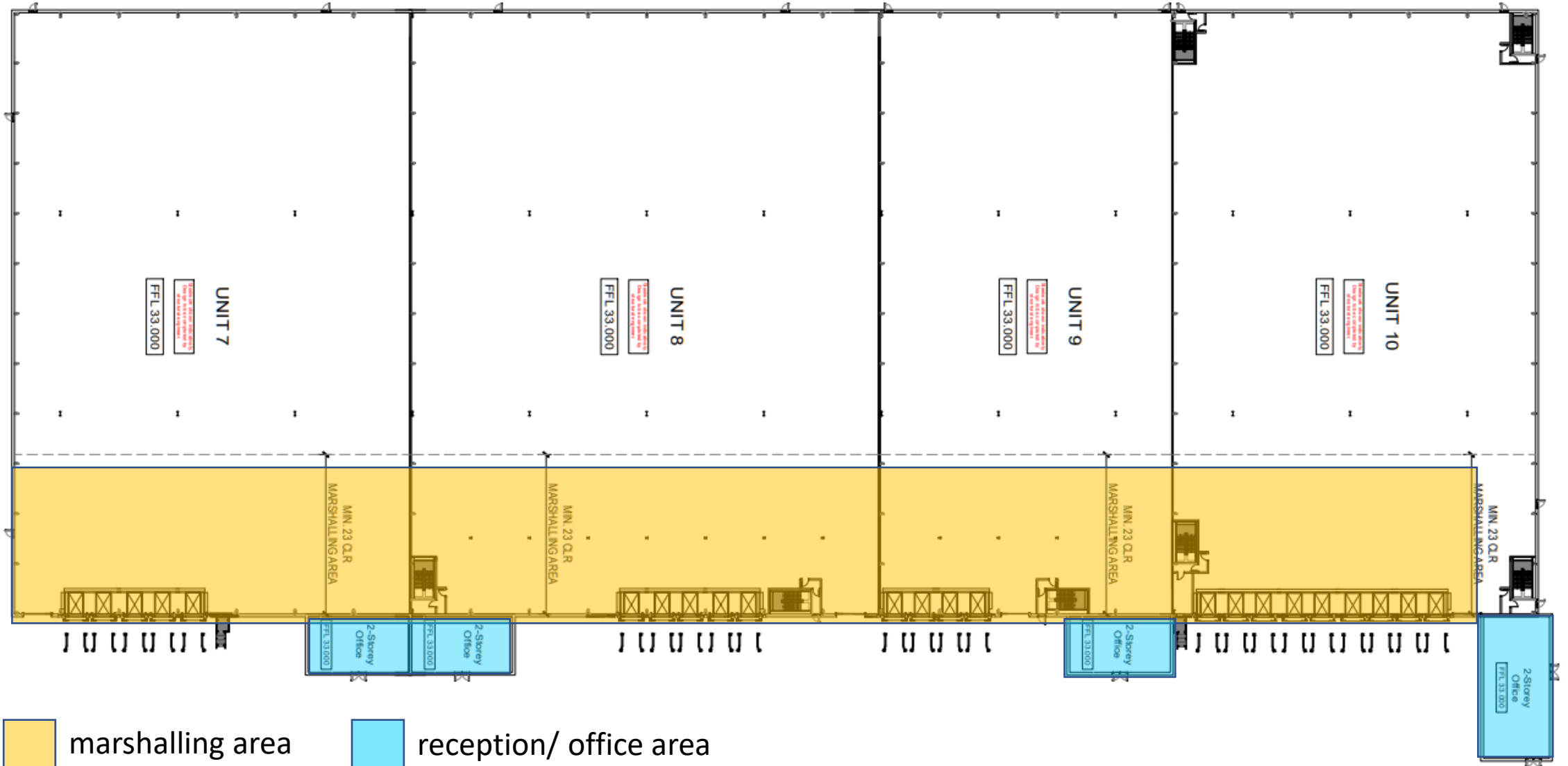


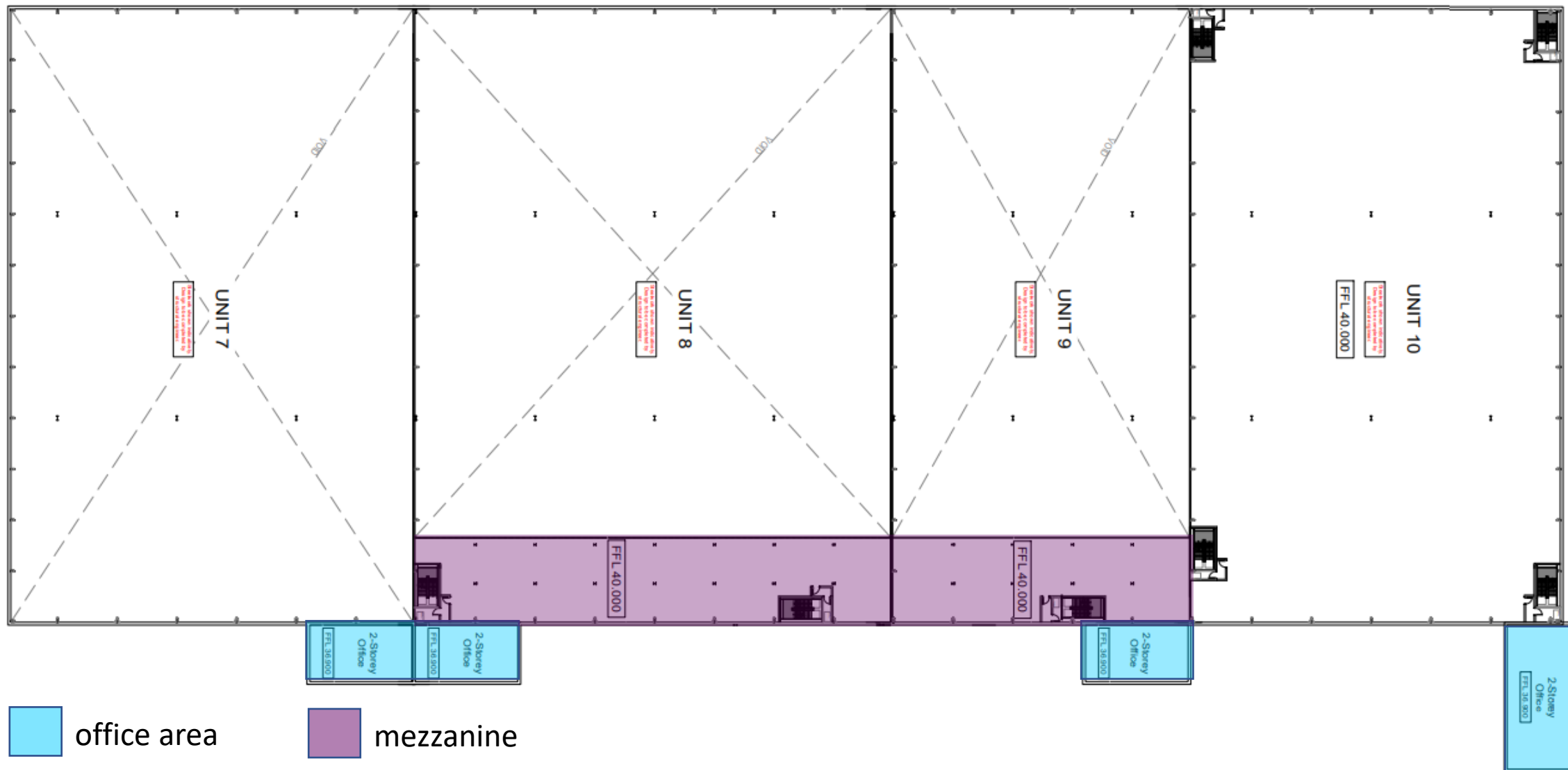


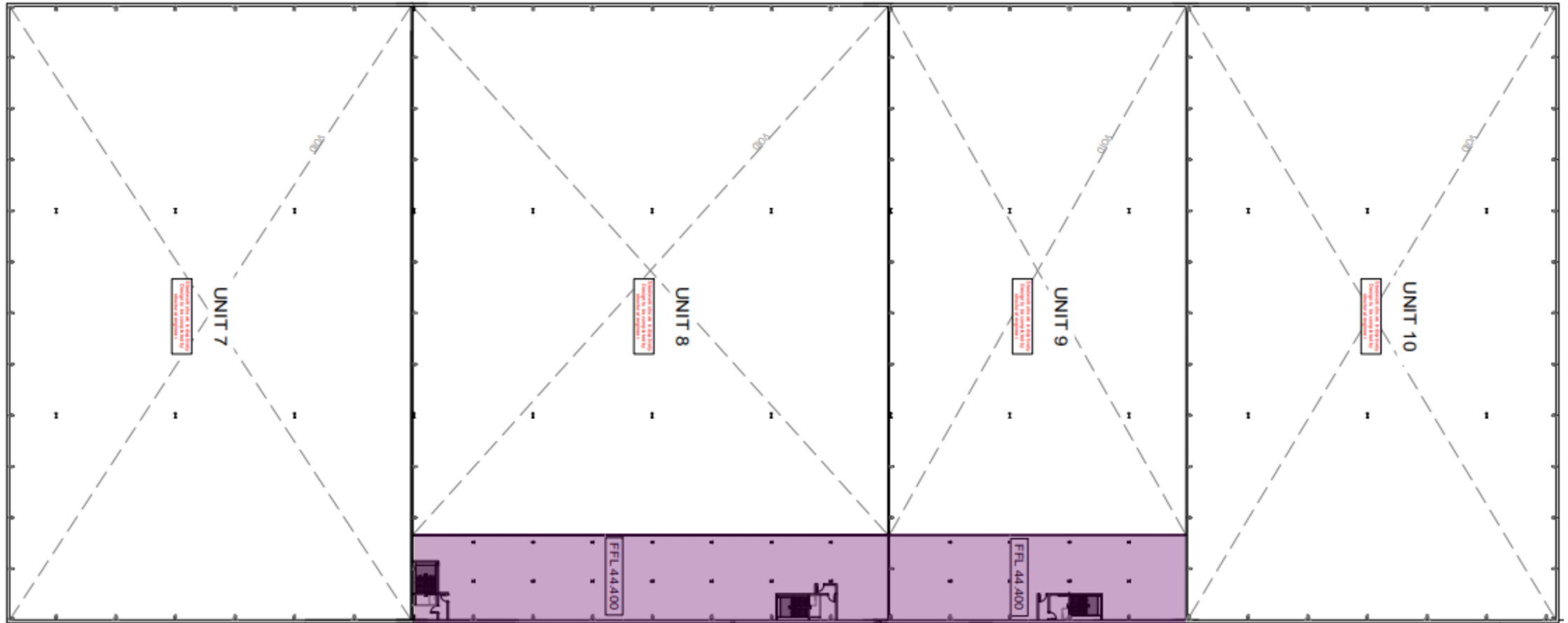
Cladding Colour



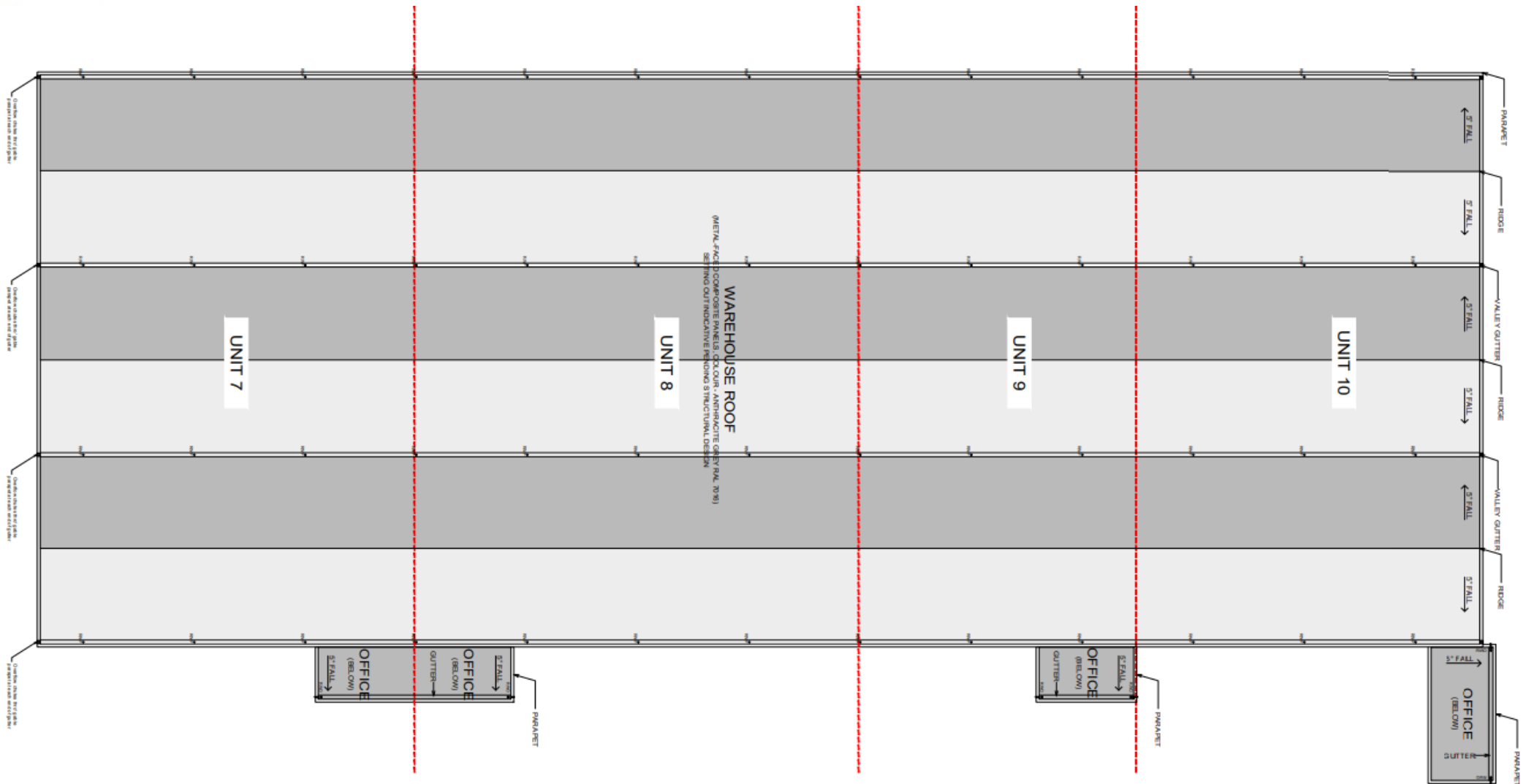








 mezzanine

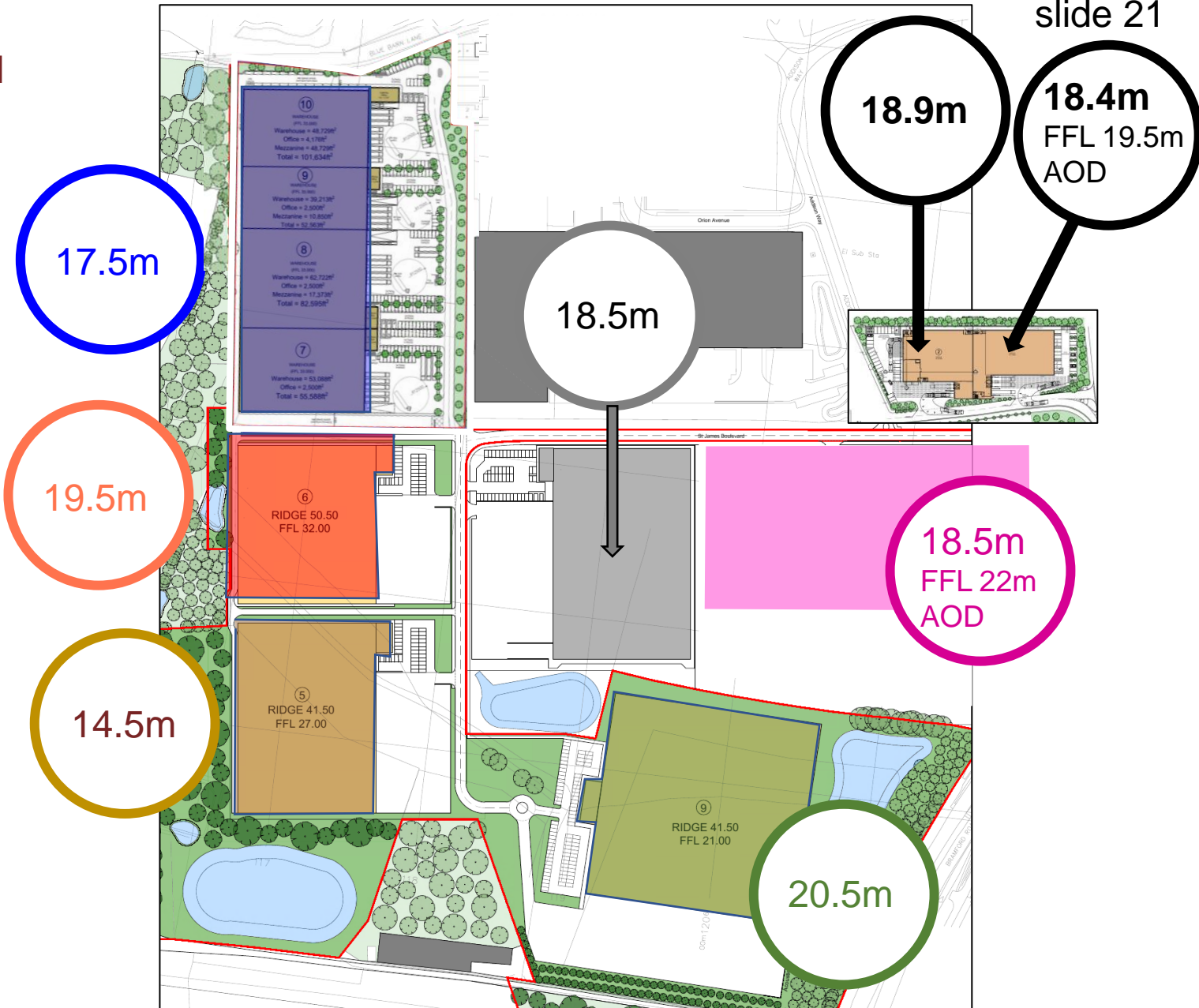


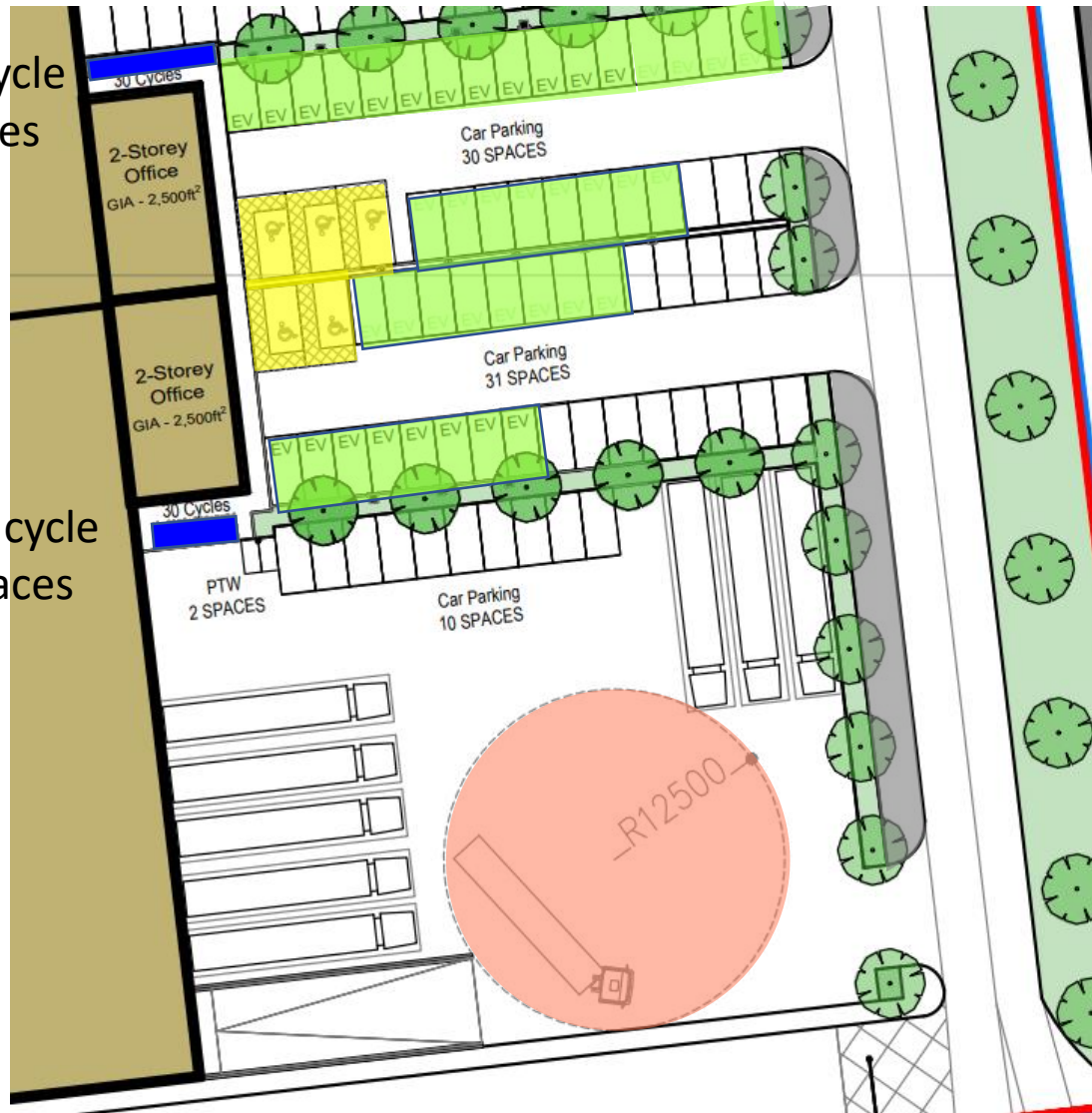


Play (k)

Building Heights Previous Phases and current RM

slide 21

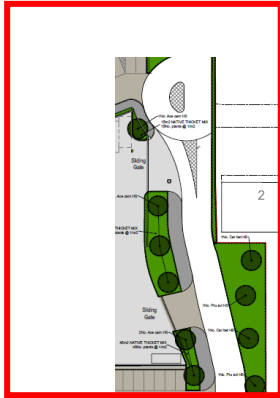




-  ev on opening
-  blue badge parking
-  cycle parking
-  articulated lorry turning area
-  footway



Approximately direct 260 jobs

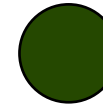


1628 tree whip mix

38 trees

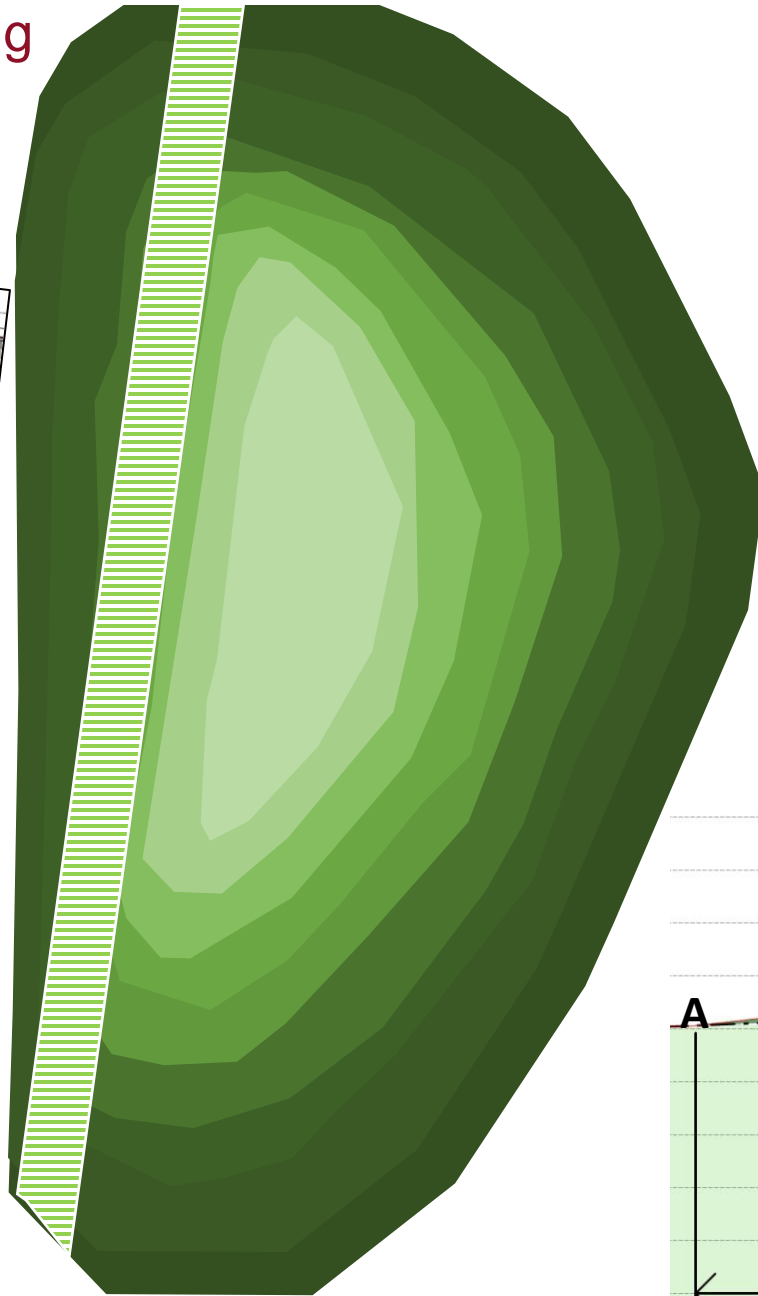
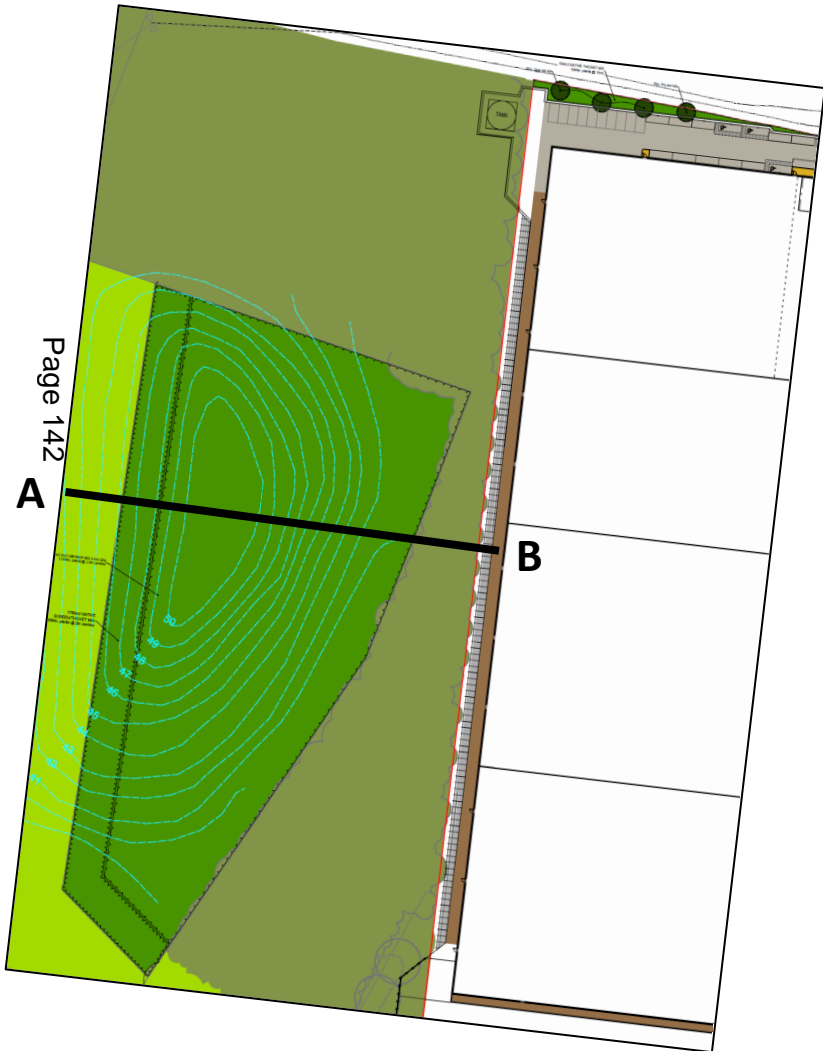


native thicket



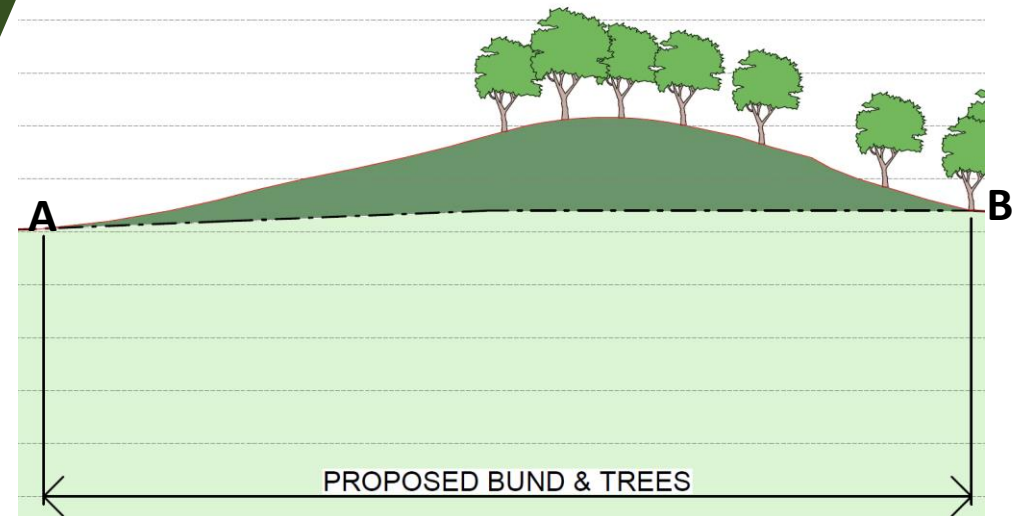
tree

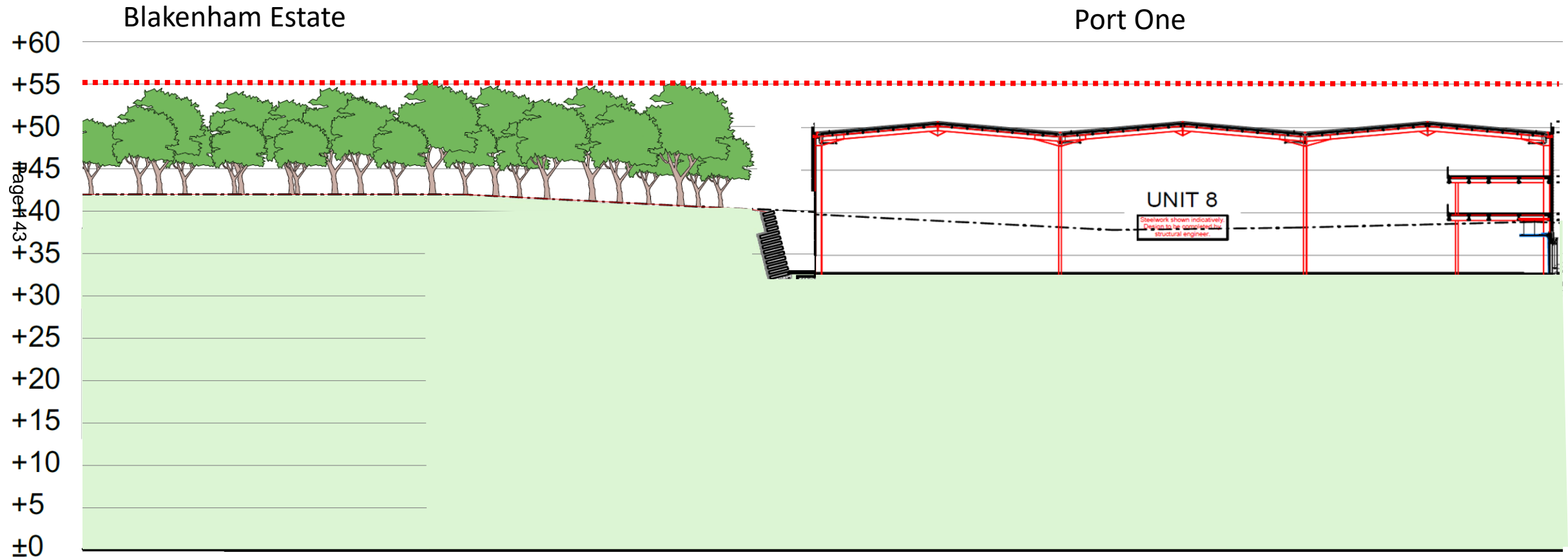




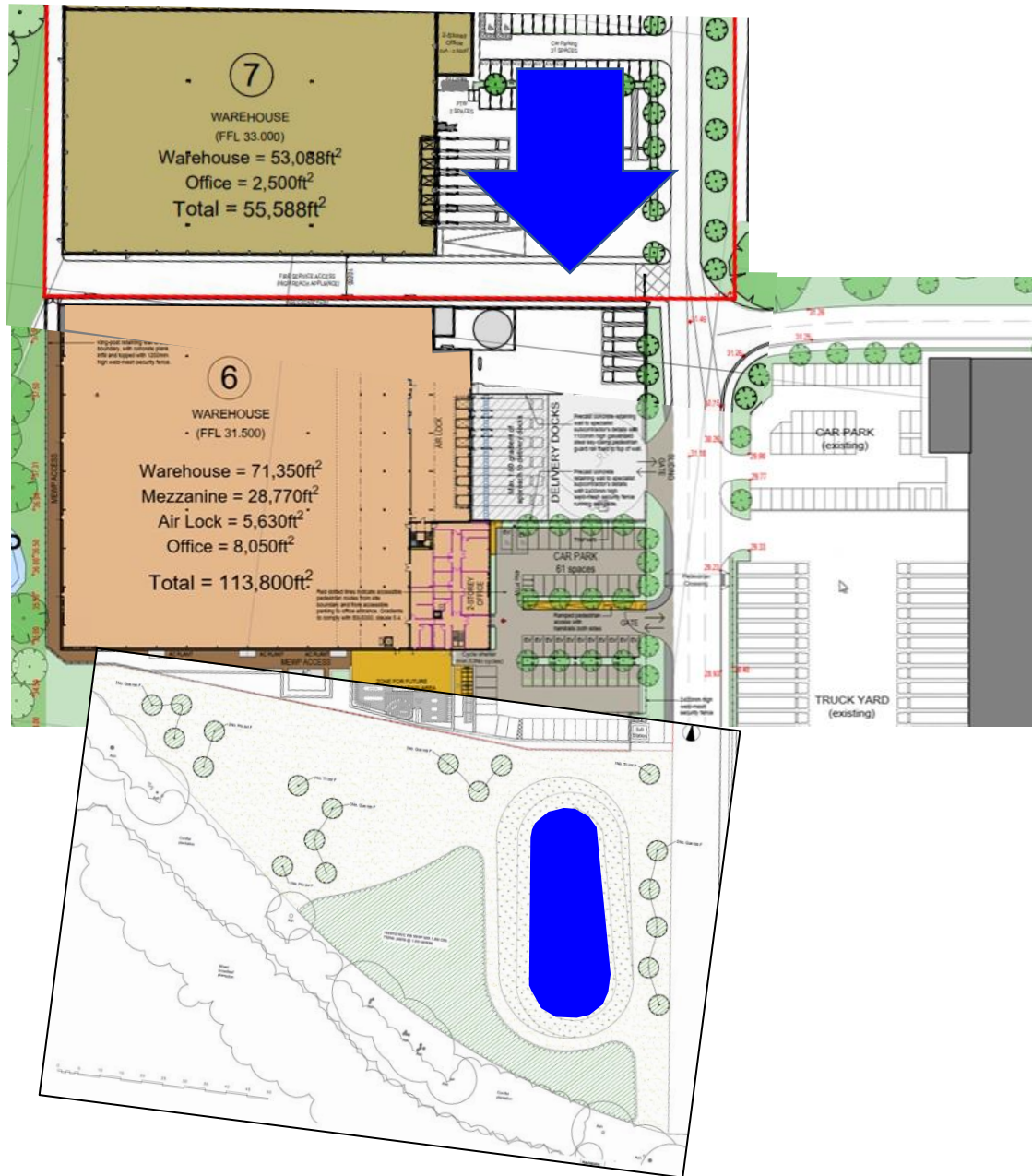
1318 tree whip mix

438 native screen thicket plants





Drainage





Port One aims to use the output from the Energy from Waste plant [Suez/SCC] advise Curzon de Vere that the energy must be sold to one occupier.

Extensive use of roof installed PV

Electric powered shuttle buses for employees

Extensive EV charging provision

Cycle route and parking

Use of electric only powered fork lifts

Habitat creation

New woodland planting

SUDs



Application No:
DC/22/00661

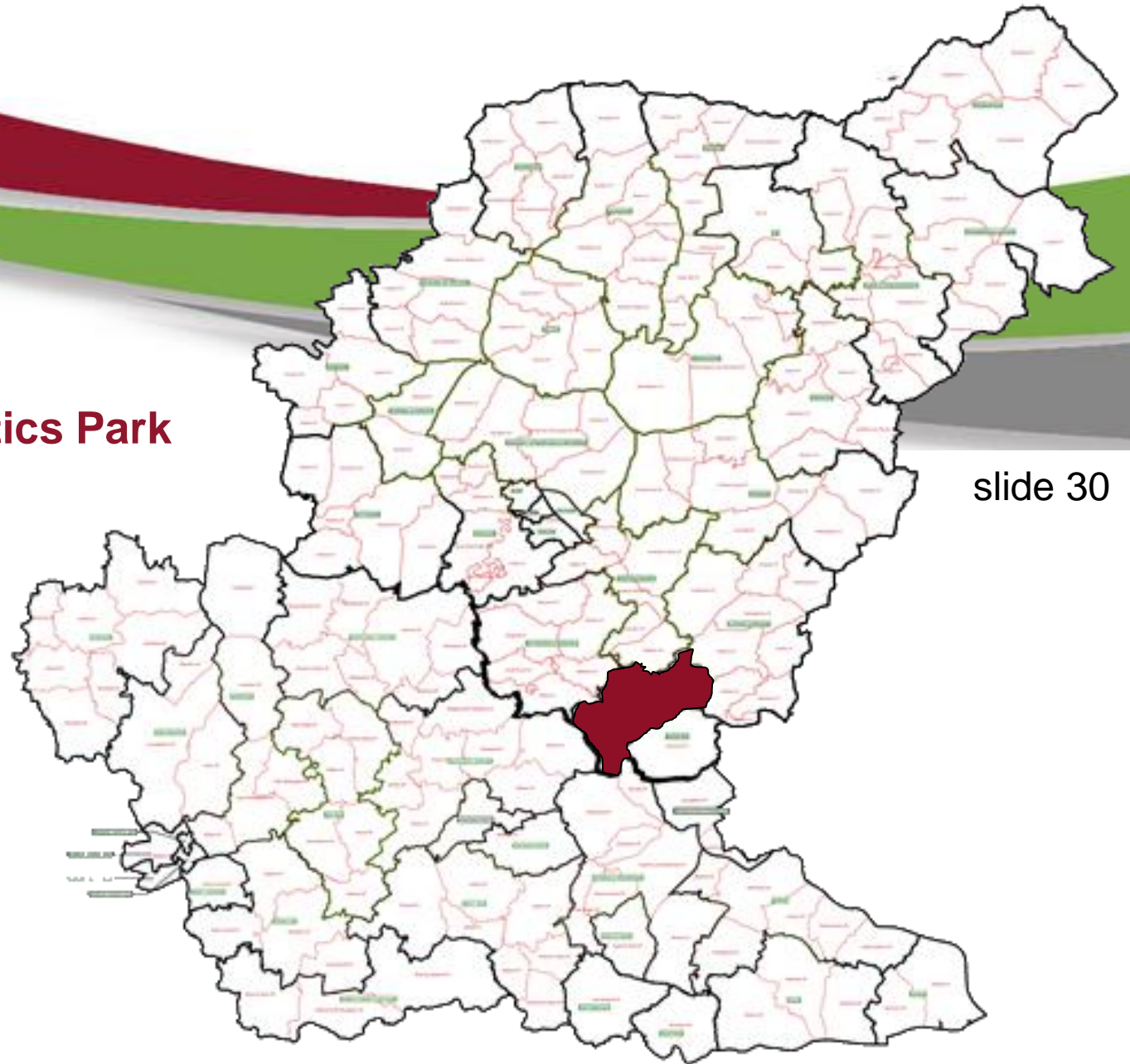
Address:

Land Adj Port One Business and Logistics Park
Blackacre Hill
Bramford Road
Great Blakenham
Suffolk IP6 0RL

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RECOMMENDATION

Approve Reserved Matters details
with conditions



slide 30



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Agenda Item 7c

Committee Report

Item No: 7C

Reference: DC/21/05468

Case Officer: Bron Curtis

Ward: Bramford.

Ward Member/s: Cllr James Caston.

RECOMMENDATION – GRANT PLANNING PERMISSION WITH CONDITIONS

Description of Development

Full Planning Application - Construction and operation of a 100MW Battery Energy Storage System (BESS), and related infrastructure with associated access, landscaping and drainage.

Location

Land To The South Of, Bullen Lane, Bramford, Suffolk IP8 4JD

Expiry Date: 13/05/2022

Application Type: FUL - Full Planning Application

Development Type: Major Small Scale - All Other

Applicant: Bramford Power Ltd

Agent: Mr Andy Moffat

Parish: Bramford

Site Area: 1.44ha

Details of Previous Committee / Resolutions and any member site visit: None

Has a Committee Call In request been received from a Council Member (Appendix 1): No

Has the application been subject to Pre-Application Advice: Yes. EIA Screening Reference DC/21/06376 – Not EIA

PART ONE – REASON FOR REFERENCE TO COMMITTEE

The application is referred to committee for the following reason/s:

In accordance with the Mid Suffolk scheme of delegation as the proposal is for a renewable energy development as defined by government guidance.

PART TWO – POLICIES AND CONSULTATION SUMMARY

Summary of Policies

GP01 - Design and layout of development

T10 - Highway Considerations in Development
CL02 - Development within special landscape areas
HB14 - Ensuring archaeological remains are not destroyed
H16 - Protecting existing residential amenity
CS02 - Development in the Countryside & Countryside Villages
CS03 - Reduce Contributions to Climate Change

NPPF - National Planning Policy Framework
NPPG-National Planning Policy Guidance

Other relevant documents:

- National Policy Statements: The policy context for the determination of NSIP scale proposals. This development is below the threshold for consideration as an NSIP but EN-1 and the revised draft EN-3 provide helpful context and an indication of the government's direction of travel in respect of renewable energy development.
- Energy Security Strategy 2022: Reinforces the net zero agenda and sets out a package of priorities, funding and policy objectives to move the country back to energy independence. This includes provision for onshore wind, solar and other technology including recognition of the need for network capacity and flexibility such as battery storage.
- Net Zero strategy 2021: A decarbonisation plan setting out the UK objective of achieving net-zero emissions by 2050. Part of the plan for "Building Back Better" after the covid pandemic.
- Energy white paper 2020: Builds on the Ten point plan for a green industrial revolution, addressing the transformation of our energy system, promoting high-skilled jobs and clean, resilient economic growth as we deliver net-zero emissions by 2050.
- United Kingdom Food Security Report 2021: Sets out an analysis of statistical data relating to food security.

Neighbourhood Plan Status

This application site is not within a Neighbourhood Plan Area.

Consultations and Representations

During the course of the application Consultation and Representations from third parties have been received. These are summarised below:

A: Summary of Consultations

Town/Parish Council(s) (Appendix 3)

Bramford Parish Council: Object

- Insufficient information on chemistry, fire risk and associated air and groundwater pollution.
- Refer to comments from CARE Suffolk campaign group

- Hazardous materials have not been declared. The application must be considered against the Hazardous Substances Regs.
- Loss of BMV.
- Traffic concerns
- Noise concerns

Burstall Parish Council: Object

- Cumulative impact must be considered
- BESS are not generators
- More appropriate options are available
- Loss of BMV
- Noise is unaccounted for
- Traffic must go via the Claydon interchange.
- Ecology concerns
- Not carbon friendly
- What happens if the site stops operating? Can the council secure removal of the development?
- Effects on population and human health
- Safety concerns

National Consultees (Appendix 4)

Natural England: No objection

Woodland Trust: Comments

- Concern regarding impact on Bullen Wood
- Woodland must be buffered by at least 15m
- It is not clear if the woodland would be buffered from any development
- Request clarification of buffer
- Permission should not be granted until the appropriate buffer is demonstrated.

County Council Responses (Appendix 5)

Archaeology: Comments

- Site lies within an area of archaeological potential.
- No ground for refusal.
- Conditions recommended

Active Travel Officer: No comments

Fire and Rescue: *Additional comments on further information submitted:*

- Subject to engagement with the fire service to develop an emergency response plan, the measures proposed meet expectations to enable the fire service to respond to an incident.

Flood and water:

Additional comments on further information submitted:

- Recommend approval subject to conditions

Highways: Comments

- Conditions to secure access works, visibility splays, surface materials and HGV deliveries management plan.
- Construction management plan recommended.

Minerals and Waste: No comments

Rights of Way: Comments

- Accept proposal
- Identify typographical errors in submission documents
- General advice regarding development and rights of way

Internal Consultee Responses (Appendix 6)

Arboricultural officer: Comments

- No objection subject to being carried out in accordance with arboricultural report

Ecology:

Further comments on additional information:

- *Sufficient information to determine*
- *No objection subject to mitigation*

Environmental health – Land contamination: No objection

Environmental health – Air quality: No objection

Environmental health – Noise / Odour / Light: No objection, conditions recommended

Environmental health – Sustainability: No conditions recommended

Landscape:

Additional comments on further information submitted:

- Satisfied the baseline is accurate and the scheme and mitigation have been considered.
- There would be noticeable change to the character of the landscape.
- Proposed mitigation will sufficiently screen the development such that residual effects will be localised.
- No objection.
- Conditions recommended.

Public realm: No comment

B: Representations

At the time of writing this report at least 24 letters/emails/online comments have been received, including additional or reiterated comments received during re-consultation. It is the officer opinion that this represents 22 objections, 0 support and 0 general comment. A verbal update shall be provided as necessary.

Comments are summarised below:-

- Concern regarding safety, especially fire risk and associated potential pollution of air and groundwaters as well as adequacy of submitted information Non safety.
- Cumulative impact with other development
- Landscape and visual impact
- Noise impact especially in cumulation with other development

- Loss of best and most versatile agricultural land
- Impact on amenity of rights of way users
- Impacts on wildlife
- Should be EIA due to likely significant effects
- Traffic impact of construction vehicles on rural road network and suitability of access and turning
- Brownfield sites should be considered in preference to greenfield
- There is already sufficient capacity in the grid
- Not green or carbon friendly
- Impacts on health and wellbeing
- No justification - the substation that was built in the 1960's without battery storage
- Food security concerns
- Does not meet the needs of the community
- Risk of anti-social behaviour
- Contrary to local plan
- Failure to consider alternative sites
- Archaeology impact
- No evidence of grid connection agreement

(Note: All individual representations are counted and considered. Repeated and/or additional communication from a single individual will be counted as one representation.)

PLANNING HISTORY

REF: DC/21/06376	Environmental Impact Assessment Screening Opinion Request for Construction and operation of a 100MW Battery Energy Storage System, and related infrastructure with associated access, landscaping and drainage. (DC/21/05468)	DECISION: EAN 15.12.2021
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Other decisions relevant to the consideration of this application include:

REF: DC/19/03008	Full Planning Application - Installation and operation of a 49.9 MW Battery Storage Facility, with associated infrastructure including inverters, transformers, switchgear, spares container, fencing, CCTV Cameras and access road.	DECISION: GTD 23.09.2019
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REF: DC/21/06919	Application for a Non Material Amendment relating to DC/19/03008 - Amend description of development to remove reference to the mega watt output of the battery.	DECISION: GTD 26.01.2022
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REF: DC/21/00060 and DC/20/05895	ENSO solar farm	DECISION: PCO
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REF: DC/22/00683 and DC/22/01243	Greybarn solar farm	DECISION: PCO
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REF: DC/19/01601	Anesco BESS	DECISION: GTD
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REF: DC/21/04711

EDF solar farm

DECISION: PCO

REF: DC/19/00046

Gas powered standby electricity generation facility

DECISION: GTD

***This list includes some of the key developments within the immediate vicinity of the site that are relevant material considerations in the assessment of the application. It is not exhaustive insofar as considerations of cumulative impacts.**

PART THREE – ASSESSMENT OF APPLICATION

1. The Site and Surroundings

- 1.1. The application site is an area of Grade 2 classified agricultural land, forming part of a larger arable parcel, located adjacent to the Bullen Lane. The site is in the countryside close to the village of Bramford and is in flood zone 1.
- 1.2. To the north the site is adjoined by the Bullen Lane highway (and bridleway). To the south lies a small stand of woodland known as Bullen Wood, a County Wildlife Site, and further agricultural land. To the west lies a further area of agricultural land which occupies the space between the application site and the National Grid substation and which benefits from planning permission DC/19/03008 for a 49.9MW BESS that has yet to be commenced. To the east the site is bordered by agricultural land and a small compound containing a telecoms mast and associated buildings.
- 1.3. There is a mature hedge along the boundary of the site with Bullen Lane which screens public views. The local public rights of way network crosses the agricultural land in close proximity to the site from which there are open views across the site.

2. The Proposal

2.1. The application seeks a temporary (40 year) permission, to reflect the expected lifetime of the equipment to be installed, for the proposed development of a battery energy storage system (BESS), after which the site would be reinstated and returned to the existing agricultural use. The development comprises the following elements:

- 28 battery racks / skids
- 13 inverter units and transformers
- Switchgear and control room building
- Storage room building
- Switchroom and metering cabinet
- Access from Bullen Lane
- 2.4-2.5m metal boundary fencing and access gates
- Drainage scheme including attenuation basin
- Landscaping

The proposed batteries would use Lithium-ion. In raising concerns about the safety of battery storage Bramford Parish Council and some members of the community state that the application should be considered against the Planning (Hazardous Substances) Regulations 2015. It should be noted that neither Cadmium or Lithium are listed as named hazardous substances and the planning process and decision making should not duplicate the function of other regulatory bodies. Safety is a material consideration in the assessment of this application discussed below.

3. The Principle Of Development

3.1. BESS installations enable energy generated from renewable sources, like solar and wind, to be stored outside of the national and local transmission and distribution network and then released onto the grid when customers need power most, ensuring a continual supply of energy outside the constraints of the intermittent nature of solar and wind generation. BESS are an integral part of the transition to net zero and ensuring security of supply.

3.2. In response to Burstall PC's comments that BESS is not energy generation development: The government's position is that battery storage is a necessary and associated element of increased renewable energy generation. Battery storage allows renewable energy to be used when the sun is not shining or the wind is not blowing. In this sense, if solar panels and wind turbines are considered primary generation, battery storage facilities can be considered secondary generation.

3.3. In considering this planning application, section 38(6) of the Planning and Compulsory Purchase Act 2004 requires that applications for planning permission must be determined in accordance with the development plan unless material considerations indicate otherwise. The development plan comprises the saved policies of the Mid Suffolk Local Plan and Core Strategy. These policies and documents will be replaced by the emerging Babergh and Mid Suffolk Joint Local Plan once it is adopted. The JLP is therefore also a material consideration, albeit of limited weight.

3.4. The NPPF must also be taken into account as a material consideration in planning decisions. The NPPF provides the framework against which LPAs draw up Local Plans and determine planning applications. It encourages LPAs to promote renewable energy development and identify appropriate sites for it. It says that - in meeting the challenge of climate change, flooding and coastal change - the planning system should support the transition to a low carbon future. It goes on to identify ways in which Local Plans should help increase the use and supply of renewable and low carbon energy and heat.

3.5 At the time of writing there are no national or local policies that specifically deal with BESS development. This proposal is therefore considered against the general principles of renewable energy policy as BESS is considered to be infrastructure associated with renewable energy, and those policies that deal with individual impact topics.

3.6 Policies CS1 and CS2 of the Mid Suffolk Core Strategy 2008 set out the types of development that are likely to be considered appropriate inside defined settlements (CS1) and within the countryside comprising the rest of the district (CS2) These policies state development within the countryside, as in the case of this site, is restricted to certain types of development, including for renewable energy.

4. Loss of best and most versatile agricultural land

4.1 The application site is Grade 2 classified agricultural land and is therefore considered to be Best and Most Versatile (BMV) land for the purposes of planning policy.

4.2 Paragraph 174 of the NPPF states that “...*decisions should contribute to and enhance the natural and local environment by:*

- a) protecting and enhancing valued landscapes, sites of biodiversity or geological value and soils (in a manner commensurate with their statutory status or identified quality in the development plan);*
- b) recognising the intrinsic character and beauty of the countryside, and the wider benefits from natural capital and ecosystem services – including the economic and other benefits of the best and most versatile agricultural land, and of trees and woodland...”*

4.3 Policy CL11 of the Mid Suffolk Local Plan states that the council “...*will encourage the conservation of agricultural land. Particular protection will be afforded to the best and most versatile agricultural land...”*

4.4 There are a number of factors specific to this application to consider in the assessment of impact on BMV land. The application seeks permission for a limited period of 40 years after which the site will be reinstated and returned to agricultural use, this reinstatement can be secured by condition. The area of land, at 1.44ha is relatively small as a parcel of agricultural land and the functional operation of the site is constrained to a degree by its position between the road, Bullen Wood and adjacent permitted development.

4.5 Should Members be minded to grant permission for this development there would be a temporary loss of BMV. However, the loss would be time limited, reversible and would affect a relatively small area of land without unduly hindering the ongoing agricultural use and operation of the surrounding land.

4.6 Overall, therefore, the impact on BMV is not considered to be such as to warrant refusal of this application.

5. Traffic and highway safety

5.1 The proposed development includes the construction of a new shared access serving the site and the adjacent permitted BESS development from Bullen Lane, leading to hard surfaced access ways and areas for the parking and turning of vehicles.

5.2 It is proposed that construction traffic will access the site from Bullen Lane travelling south along the B1113 from the A14 Claydon interchange. The construction period is anticipated to be 9 months during which between 5 to 15 vehicle movements a day are expected.

5.3 Once construction is completed the facility would be unmanned and would be operated and monitored remotely. Maintenance visits 1-2 times a month by small van are expected.

5.4 The SCC highways officer has raised no objection to the proposed development subject to conditions to secure the access works and a construction management plan.

5.5 On the basis of the comments from SCC highways, subject to the conditions recommended below there is not considered to be any unacceptable traffic highway safety impacts that would warrant refusal of the application.

6. Landscape and visual impact

6.1 The application site lies in the countryside, in a relatively isolated location. The visual context of the area comprises a unique mix of enclosed agricultural land within a gently undulating landscape, some interspersed commercial and domestic buildings and a significant visual background of existing and

permitted energy infrastructure development such as the adjacent permitted BESS, the National Grid substation, the EA1 and EA3 compounds and a number of overhead lines. However, there are immediate public views across the site available from Bullen Lane and the rights of way network.

6.2 The proposed development includes the reinforcement of existing planted screening and the provision of additional landscaping to mitigate the visual impact of the development.

6.3 The application documents include an LVIA and other information to demonstrate the impacts and effect of the proposed mitigation.

6.4 The MSDC Landscape officer advises that, whilst there will be a noticeable change in the character of the landscape as a result of the development, the submitted information is considered to be sufficient to demonstrate the effectiveness of the proposed mitigation measures such that residual impacts would be localised and, as such, there is no objection to the proposal on landscape and visual impact grounds.

6.5 The application seeks a time limited permission for 40 year, after which the development will be removed and the site reinstated to agricultural use. Conditions are recommended to agree an appropriate reinstatement scheme, retaining the plated buffer to the county wildlife site and highway boundary planting as appropriate.

6.6 The proposed mitigation planting can be secured by condition as recommended below. As such, and on the basis of the advice from the landscape officer, there is not considered to be any unacceptable landscape or visual impact arising from the development such as would warrant refusal of the application.

7. Ecology

7.1 The application site is an area of agricultural land, currently with arable crop, located adjacent to the Bullen Wood county wildlife site. There are records of protected flora and fauna species in the surrounding area such that the proposed development has the potential to have an impact on ecology unless appropriate designed and mitigated.

7.2 Following initial concerns raised by your ecology adviser the layout of the proposal has been amended and further information has been provided.

7.3 The amended scheme provides an enlarged non-arable buffer to the woodland together with proposed landscaping that will increase the planted habitat along the boundary with the woodland, offering enhanced protection from the arable use and the construction and operation of the development. Further information and assessment have been submitted, together with a statement of further activities and mitigation to be carried out should planning permission be granted. This includes reasonable biodiversity net gain in accordance with the requirement of the NPPF.

7.4 Your ecology adviser is satisfied that the details provided are sufficient to enable the authority to determine the application and to discharge the statutory duty in respect of protected species. They have also confirmed that the proposed mitigation measures are acceptable.

7.5 Conditions are recommended to secure the details of the ecological assessment, further survey for Dormouse, wildlife sensitive lighting and management plans, as recommended below.

7.6 It is also relevant to note that as the proposal is for a time limited permission of 40 years, officers recommend conditions to ensure the removal of the development and reinstatement of the site to agricultural use. This reinstatement scheme will require a further assessment of biodiversity and the

retention of the planted buffer with Bullen Wood as well as other planted landscaping as may be appropriate.

7.7 On the basis of the consultee advice received and subject to the conditions recommended below the proposal is not considered to have unacceptable impacts on ecology that warrant refusal of the application.

8. Flood Risk and Drainage

8.1 The application site lies in flood zone 1 and there is no record of surface water incidents.

8.2 The proposed development will replace some of the undeveloped agricultural land with areas of hard surfacing for the access, roadways and siting of battery equipment, etc. This will affect the drainage capacity of the site and so the proposal includes the construction of a SuDS attenuation basin.

8.3 The SCC Floods officer advises that the proposal is acceptable subject to condition. On the basis of this advice there are not considered to be any unacceptable flood risk or drainage impacts that warrant refusal of this application.

9. Noise and residential amenity

9.1 The site is relatively isolated from residential properties, the nearest being Bullen Hall Farm, approximately 460m to the north. There are dispersed dwellings on Bullen Lane and within the wider surrounding area with the main built settlements of Bramford located approximately 1.8km to the east and Burstall approximately 1.3km to the west.

9.2 The site is sufficiently distanced from residential properties such that there will not be any impact on privacy, overshadowing or overlooking arising from the development.

9.3 There will be increased traffic movements along Bullen Lane during the period of construction, however, once the development is operational it will be unmanned so there will minimal disturbance impact from vehicle movements, all of which will be on the public highway.

9.4 The proposed development includes electrical / mechanical equipment that will produce noise when operational which has the potential to be heard at nearby residential properties, affecting the level of amenity enjoyed by occupants. The application documents include a noise assessment which concludes that the daytime operation of the development would be within the level of the existing background noise and whilst there is a minor exceedance of night time background level experienced outside the nearest dwelling, when adjusted for indoor noise level with a partially open window the noise impact is acceptable.

9.5 Concerns have been raised regarding the cumulative impact of noise having regard to the cumulative impact of other developments in the locality. Officers requested that cumulative noise impacts be considered in order to take account of operational facilities nearby, including the National Grid and EA1 substations and permitted but as yet unbuilt developments including the adjacent BESS and the EA3 converter station. The application has submitted a cumulative noise assessment addendum document which confirm that when considering the predicted noise level of the proposed development with the cumulative noise level from the other schemes in the area, the overall noise level of 37dB LA,r indicates that the proposed development would not increase the cumulative noise level experienced at Bullen Hall Farm. The report goes on to explain that main contribution to the predicted noise levels at Bullen Hall Farm would come from the EA3 and Greybarn schemes.

9.6 Your environmental protection officer has considered the information submitted and has not offered any further comments on the information provided other than to recommend a condition to require noise measurements to be undertaken and submitted for approval.

9.7 On the basis of the information submitted and the comments of your environmental protection officer it is concluded that the proposed development would not have any unacceptable impact in respect of noise and residential amenity such as would warrant refusal of the application.

10. Health and safety including fire risk

10.1 Battery storage installations are usually unmanned and operated remotely as is the case with the proposed development. This feature of operation together with reports of fire incidents at BESS sites in the UK and elsewhere has resulted in an understandable concern for this relatively new technology. Concerns raised include risk of fire and potential air and groundwater pollution associated with such an incident.

10.2 BESS are a relatively new technology and developments for such installations have only been dealt with fairly recently. As such, although there is ongoing discussion and comment at government level, there is limited specific policy relating to BESS development proposals. Therefore, in assessing the health and safety impacts of the proposal it is considered appropriate to follow the precedent of decision making on similar recent applications by other local authorities and the Secretary of State. As such it is necessary to consider whether there is sufficient information provided to demonstrate that risks associated with the construction, operation and decommissioning of the development proposal can be appropriately and safely managed and mitigated.

10.3 It should be noted that the equipment must be installed in accordance with existing electrical installation regulations and standards.

10.4 The applicant has submitted a fire safety statement which explains that their choice of equipment has been driven in part by its safety features.

10.5 The battery cabinets are designed with a 1 hour wall, thereby capable of containing any fire without breach for 1 hour. The equipment is fitted with both heat and smoke sensors to enable fire detection and initiate shut down and fire suppression systems.

10.6 Officers have sought advice from the SCC Fire service who would be respond to any incident of fire at the site. They advise that they are satisfied with the information submitted provided the developer works with the fire service to prepare a risk reduction strategy to include the prevention of pollution to ground water and air.

10.7 On the basis of this advice and subject to a condition to secure a risk reduction strategy there is not considered to be any health and safety impact that warrants refusal of the application.

11. Heritage Issues

11.1 There are no heritage assets within the site itself and the site does not lie within a designated area.

11.2 SCC Archaeology advise that the site lies within an area of archaeological potential and recommend conditions to secure appropriate investigation and recording of below ground assets.

11.3 The nearest designated asset is Grade II listed Bullen Hall Farmhouse approximately 460m to the north. Having regard to the distance between the site and the listed building and the presence of

intermediate vegetation and modern buildings the development is not considered to have any impact on the setting or significance of this building.

11.4 Subject to the conditions as recommended by the SCC Archaeology officer the proposed development is not considered to have any unacceptable impact in respect of heritage issues.

12. Other matters

12.1 Other matters raised in comments received from the local community are responded to as follows:

12.2 The proposal should be EIA development: Officers have screened the development in accordance with the Environmental Impact Assessment Regulations 2017 and the associated government guidance and have determined that the development is not EIA. It should be made clear that the EIA status of the development proposed makes no difference to the assessment of all material planning considerations in the determination of the application.

12.3 Officers can confirm that the applicant has provided evidence of a grid connection agreement.

12.4 The site may incur permitted development rights as statutory undertaker and could undertake further development.

12.5 Officers can confirm that Bramford Power Ltd, as operator of the site, is not a statutory undertaker and therefore they do not have any permitted development rights. It is also considered unlikely that National Grid would acquire the site such as to confer their permitted development rights onto the site due to the necessary separation of National Grid's various operations in accordance with competition rules, etc.

13. Parish Council Comments

The matters raised by the Parish Councils have been addressed in the above report.

PART FOUR – CONCLUSION

14. Planning Balance and Conclusion

14.1. The proposed development will contribute to the wider objectives of enabling a move to more renewable energy generation and more consistent supply of power to the grid, a key element of the government's net zero, decarbonisation agenda.

14.2 The installation is proposed for a limited period, thereby reducing the 'loss' on agricultural land and the permanence of other impacts.

14.3 There are not considered to be any unacceptable landscape, flood risk or drainage, ecology, heritage or residential amenity impacts that cannot be adequately mitigated such as would warrant refusal of the application.

14.4 A number of concerns have been raised regarding the health and safety of the proposal which has been explored at length with colleagues at the Suffolk County Council fire service. Based on their advice, the proposal is not considered to pose an unacceptable risk to health and safety.

14.5 The impacts of the development are either not unacceptable or can be mitigated to make them acceptable. The renewable energy and energy security benefits of the proposal are considered to weigh in favour of the proposal and, on balance, having regard to the assessment set out above, the proposed development is considered to be acceptable.

RECOMMENDATION

That authority be delegated to the Chief Planning Officer to GRANT planning permission subject to conditions as summarised below and those as may be deemed necessary by the Chief Planning Officer:

- Standard time limit
- Temp PP 40 years plus removal and reinstatement if operation ceases for a period of 6 months or at the end of the 40 year life. Reinstatement scheme to be agreed including biodiversity review, mitigation and details of retained landscape planting
- Approved Plans (Plans submitted that form this application)
- Access improvement works
- Access surface material details
- Archaeology
- Carry out in accordance with arboricultural report
- Carry out in accordance with ecological assessment
- CEMP
- Construction management plan including deliveries, vehicle routing and working hours
- Dormouse survey
- Fire safety strategy
- Landscape planting and management scheme
- LEMP
- No burning of waste on site
- Noise assessment
- Visibility splays
- Wildlife sensitive lighting scheme to incorporate light pollution prevention design
- Carry out in accordance with surface water drainage strategy
- Submission of surface water drainage verification report

And the following informative notes as summarised and those as may be deemed necessary:

- Pro active working statement
- SCC Highways notes

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Application No: DC/21/05468

Location: Land To The South Of Bullen Lane, Bramford

		Page No.
Appendix 1: Call In Request	<i>N/a</i>	
Appendix 2: Details of Previous Decision	<i>N/a</i>	
Appendix 3: Town/Parish Council/s	<i>Bramford PC Burstall PC</i>	
Appendix 4: National Consultee Responses	<i>Natural England Woodland Trust</i>	
Appendix 5: County Council Responses	<i>Archaeology Active Travel Officer Fire and Rescue Floods Team Highways Minerals and Waste PROW</i>	
Appendix 6: Internal Consultee Responses	<i>Tree Officer Ecology Env Health – Land Contamination Env Health – Air Quality Env Health – Other Env Health – Sustainability Landscape Public Realm</i>	



Babergh and Mid Suffolk District Councils

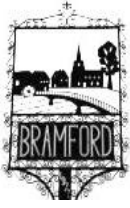


Appendix 7: Any other consultee responses	N/a	
Appendix 8: Application Site Location Plan	Yes	
Appendix 9: Application Plans and Docs	Yes	
Appendix 10: Further information	N/a	

The attached appendices have been checked by the case officer as correct and agreed to be presented to the committee.



Babergh and Mid Suffolk District Councils



BRAMFORD

PARISH COUNCIL



Bramford Parish Council, The Parish Room, Ship Lane, Bramford, Suffolk, IP8 4AN
Tel: 01473 747433 e-mail: bramfordparishcouncil@btinternet.com www.bramford.suffolk.cloud

DC/21/05468 | Full Planning Application - Construction and operation of a 100MW Battery Energy Storage System, and related infrastructure with associated access, landscaping and drainage. | Land To The South Of Bullen Lane Bramford Suffolk IP8

Bramford Parish Council wishes to object on the Full Planning Application in response to the re-consultation.

Bramford Parish Council and its residents have expressed extreme concerns regarding the safety aspect of this battery storage system. With recent publications showing insufficient safety features and catastrophic repercussions if this storage site overheats and ignites.

Our previous concerns in our objection of 25th October 2021 still stand, along with our support for the report from Care Suffolk at that time. We also support Care Suffolk's recent objection dated 22nd March 2022 and we wish to include the facts and data from there report in our objection. We, Bramford Parish Council fully support the document and its contents.

We were greatly concerned that representatives from Cambridge Power had not seen the reports from MFRS. As a result, the application has not been completed with all the relevant information, and not covered safety concerns. We appreciate it is a recent report only published this month, but essential to their work and this application.

Battery Risk and Safety

This subject still causes our residents the most concern. Recent publication of the Significant Incident Report by Merseyside Fire and Rescue Services justifies our response to this application and the lack of battery safety systems in place to ensure we do not have a major fire and chemical event in the air, soil and water table.

There are no standard UK safety regulations on large scale BESS such as this application, therefore we request the evidence available in the mentioned report must be considered. As a result, this application must be refused until further information is available to reassure people of the safety of these projects. This is supported by NPPF Para 97.

Hazardous materials have not been declared on the current application form; however, it is apparent that the batteries themselves are such a hazardous material and the chemical changes in these batteries when they go into thermal runaway generate flammable and explosive hydrocarbons, carbon monoxide, and carbon dioxide. The incident at Merseyside clearly shows how this event can escalate causing an ignition of these gases leading to explosion and fire. We must ensure the relevant bodies are consulted on this application under the Hazardous Substances Regulations 2015 to ensure public safety.

We also wish to bring to your attention the use of Blast Walls, concerns regarding lack of upwind access that apparently is not possible, yet essential for emergency workers to manage an event if one were to occur.

Lack of water connections at the site will make it difficult for emergency workers to manage a fire, as mentioned in MFRS report. Water feed supplies were insufficient at this event and must not be repeated in Bramford.

Water Contamination

This site lies atop a drinking water protection zone and feeds the River Gipping. If a contamination event did occur this would feed into our water supply. Residents are concerned regarding this and question if this is the correct site for this project for this reason alone.

Agricultural Land

The land identified for this project is currently in agricultural use and is listed as grade 2 Best and Most Versatile Land. It is typically afforded greater protection from development compared to lower grades within policy CL11 of the Local Plan 1998 to encourage the conservation of the BMV land.

Transport

Size of vehicles and site access has still not been addressed from concerns raised in previous objections.

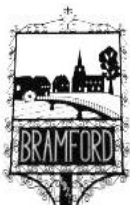
Noise

The Noise Impact Assessment remains unreliable, as it does not take into account developments already granted but not yet complete. Therefore, the data cannot show what noise levels will be when combined with DC/19/03008 and DC/19/00046. Baseline readings provided are therefore unreliable therefore the report is not valid.

Bramford Parish Council hope to see amended detailed plans shortly of a safer application for this project. If systems proposed have failed causing a catastrophic event in another area and reports are available showing how we can prevent such an event happening, or at least be able to manage it effectively and safely for our emergency workers and residents we must act on that information. It is not acceptable to have this information and not take action, we hope no such event would occur, but it has, and we cannot ignore that fact. It has been raised here by us and Care Suffolk and we must act on it, as quoted by Deputy Fire Safety Commissioner *'if we know some things could fail catastrophically or it could have those effects, it is going to be a difficult day in court saying we knew about it but we didn't do anything'*

Jane Every

Parish Clerk to Bramford Parish Council.



BRAMFORD

PARISH COUNCIL



Bramford Parish Council, The Parish Room, Ship Lane, Bramford, Suffolk, IP8 4AN
Tel: 01473 747433 e-mail: bramfordparishcouncil@btinternet.com

FAO Ms Bron Curtis
Babergh and Mid Suffolk District Council
Endeavour House
Ipswich IP1 2BX
planninggreen@midsuffolk.gov.uk

25th October 2021

Dear Bron,

APPLICATION FOR PLANNING PERMISSION - DC/21/05468

Proposal: Full Planning Application - Construction and operation of a 100MW Battery Energy Storage System, and related infrastructure with associated access, landscaping and drainage.
Location: Land To The South Of, Bullen Lane, Bramford, Suffolk IP8 4JD

Bramford Parish Council would like to request a **Holding Objection** because we have received insufficient information about the exact chemistry of the proposed battery system. We understand that some storage configurations can be prone to overheat and trigger a thermal runaway. The fire brigade has said that they would not be able to put out fires caused by this and the recommended action is to leave the fire to burn out. The meltdown from the burned batteries could easily seep into the ground and reach the water table, which is in this case is a main water supply for Ipswich.

Furthermore we need to know what, if any, would be the aftereffects (however unlikely) of a thermal runaway on this site and what are the plans for the mitigation of toxic gas from such an incident being dispersed over the neighbouring countryside and the village of Bramford.

Neil Waterstone, Senior Planning and Claire Norris, Engagement Manager of Pigeon Investment Planning, told us that these questions would be answered in good time before the 26th October, following from the comments made during the Bramford Parish Council Meeting held on the 20th September, but we have not heard from either as yet.

Also, for the sake of repetition we will not be reiterating all the information, but to submit the same information as it is completely in tune with our comments, so we would also like to bring you and the planning committees' attention to the attached document from CARE Suffolk.

Parish Clerk on behalf of Bramford Parish Council.

Dear Ms. Curtis,

Ref: DC/21/05468 Full Planning Application - Construction and operation of a 100MW Battery Energy Storage System, and related infrastructure with associated access, landscaping and drainage. Land to the South of Bullen Lane Bramford, Suffolk, IP8 4JD.

I am writing to you on behalf of CARE Suffolk regarding the above Planning Application in response to a number of requests and concerns from local residents and members of our community group.

We wish to submit our **OBJECTION** to the above application for the reasons of:

- Presence of significant likely effects should make it an EIA Development
- Poor battery safety, and subsequent risk to public health
- Significant noise impact
- Use of BMV agricultural land

The attached report explains in more detail the reasoning and conclusions of the above objections (Chapters 1 – 4).

The report also details a few other concerns that were raised and some areas of common ground (Chapter 5). These concerns could reasonably be overcome if additional information were supplied by the applicant.

However, we do not feel the objections in Chapters 1 - 4 can be overcome, and that the Council should **REFUSE** the application.

Yours Sincerely,

Samantha Main
Chair, CARE Suffolk

CARE Suffolk Report for DC/21/05468

Full Planning Application - Construction and operation of a 100MW Battery Energy Storage System, and related infrastructure with associated access, landscaping and drainage.

Land To The South Of Bullen Lane Bramford Suffolk IP8 4JD

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1. EIA Development

- 1.1 We are concerned that the development was not submitted to the LPA for EIA Screening, and that this is because the clients assessment determined there would no significant adverse impacts from the development. They do not appear to have sought the opinion of the Council who would be more aware of local issues and impacts, and therefore the significance of them.
- 1.2 Under p 8.3 of the Design and Access Statement:
“Consideration of Likely Effects
Characteristics of the Proposed Development
The Regulations require that the characteristics of the Proposed Development must be considered with particular regard to:
b) cumulation with other existing development and/or approved development;
e) pollution and nuisances;
f) the risk of major accidents and/or disasters relevant to the development concerned, including those caused by climate change, in accordance with scientific knowledge; and
g) the risks to human health (for example, due to water contamination or air pollution)”
- 1.3 There are a significant number of existing, approved, and proposed industrial developments in what is supposed to be a rural agricultural area. The applicant has made no attempt to assess the cumulative effect of their development in combination with these developments, and so cannot rule out a significant cumulative impact.
- 1.4 The applicant’s noise assessment is flawed and as such we believe there is potential for significant noise pollution, as discussed in the Noise chapter of this report.
- 1.5 There are significant concerns regarding the safety of lithium-ion type batteries, based on real world events and scientific knowledge, and the devastating impact this would have on pollution and human health. This is explained in the Battery Risk chapter of this report, and we do not agree with the applicant’s methodology to dismiss this and arrive at their conclusion of no significant impact.
- 1.6 Other recent proposals for energy generation in the area, which include battery storage, have been screened by the Council to be EIA Development (DC/20/05895, DC/21/00060, DC/21/04711, and DC/21/02958).
- 1.7 We do not agree with the applicant’s conclusion that there are no potential significant impacts to exclude it from EIA Screening, and as such this should be reviewed by the Council.

2. Battery Risk

2.1 There are many concerns relating to the safety of battery storage systems, such as:

- a) Risk of fire & explosion
- b) Risk of toxic gas production from lithium-ion batteries
- c) Risk of contaminated water run-off into the environment and specifically the local drinking water supply
- d) Risk to operations at nearby Bramford Substation

2.2 In terms of safety, the applicant appears to rely on an entirely irrelevant assessment. The Battery Safety Note states:

"It should also be noted that the issue of safety risks associated with BESS facilities was examined extensively as part of the Cleve Hill Solar Park DCO Examination in 2019 with the Examiners concluding that: "Overall, we are confident that risk will be managed and mitigated through the safeguards and checks during final design, installation and thereafter in operation."

"Having thoroughly examined public concerns about the safety of the battery energy storage system, we are satisfied that, by the close of the Examination, the Applicant has provided sound and enforceable basis of managing and mitigating safety risks and there is no compelling evidence to the contrary."

These conclusions were subsequently endorsed by the Secretary of State for Business, Energy and Industrial Strategy (BEIS) in issuing the DCO in May 2020."

2.3 The batteries being used here are lithium-ion based, the same as the Cleve Hill Solar Park. However, this is where the similarities end. The specific chemistry, supplier, on-site setup, and suppression systems used are not the same. And so reliance on the DCO decision that determined the batteries at Cleve Hill are safe to an acceptable level, cannot be automatically transferred to the batteries in this development. This is like teaching a child that a domestic tabby is a cat and is safe, and then saying that a tiger is a cat and is therefore also safe.

Over Reliance on Fire Suppression

2.4 The applicant appears to rely on a fire suppression system within the container, including a video showing suppression of a fire in 3 single cell batteries.

2.5 The onsite fire suppression system in the Arizona BESS fire and explosion in 2019 *"worked as designed, but it was inadequate to prevent or stop the cascading thermal runaway."*¹

2.6 The investigator for the fire and explosion event at a Liverpool BESS fire in September 2020 stated *"Although there was a fire suppression system in the container, the speed of propagation indicated that this hadn't activated. It was thought that activation would have had little or no effect on the resultant fire/explosion."*

¹ Hazard Assessment of Battery Energy Storage Systems By Ian Lines, Atkins Ltd, which was commissioned by HSENI

2.7 Further, a study by Diaz et al (2020)² noted that the majority of fire safety research has considered only single cells, and there is much less safety information relating to larger scale fires involving pack, modules, or large numbers of cells. The applicant themselves notes that this test does not consider a full battery cabinet.³

Risk of Toxic Gases

2.8 It is well established from catastrophic battery fire events that fire and explosion are a usual feature and that large quantities of toxic smoke and gas (namely hydrogen fluoride) are emitted into the air. Breathing this gas can damage lung tissue and cause swelling and fluid accumulation in the lungs (pulmonary oedema). Skin contact with hydrogen fluoride may cause severe burns that develop after several hours and form skin ulcers.⁴

2.9 A published paper by Larsson, Andersson, Blomqvist and Mellander (2017)⁵ provides a useful study of toxic fluoride emissions from lithium-ion battery fires, concluding that *“the emission of toxic gases can be a larger threat than the heat”* and *“the release of hydrogen fluoride from a Li-ion battery fire can therefore be a severe risk”*.

2.10 This was reinforced more recently on 30th July 2021 by Fire Officers in Australia when a fire broke out in a new battery storage unit that was still being built.⁶

2.11 A potential dispersal zone of these gases is shown in Diagram 1 below. Red circles represent the area based on 10mph, 20mph, and 30mph winds. The arrow shows the prevailing wind direction. The final dispersion zone and direction would further be affected by relative humidity, temperature, atmospheric stability, and the mixing height.

Diagram 1: Potential Dispersal Zone

² Diaz, L.B., He, X., Hu, Z., Restuccia, F., Marinescu, M., Barreras, J.V., Patel, Y., Offer, G. and Rein, G., 'Review – Meta-Review of Fire Safety of Lithium-Ion Batteries: Industry Challenges and Research Contributions', Journal of The Electrochemical Society, Vol. 167, 2020.

<https://iopscience.iop.org/article/10.1149/1945-7111/aba8b9/pdf>

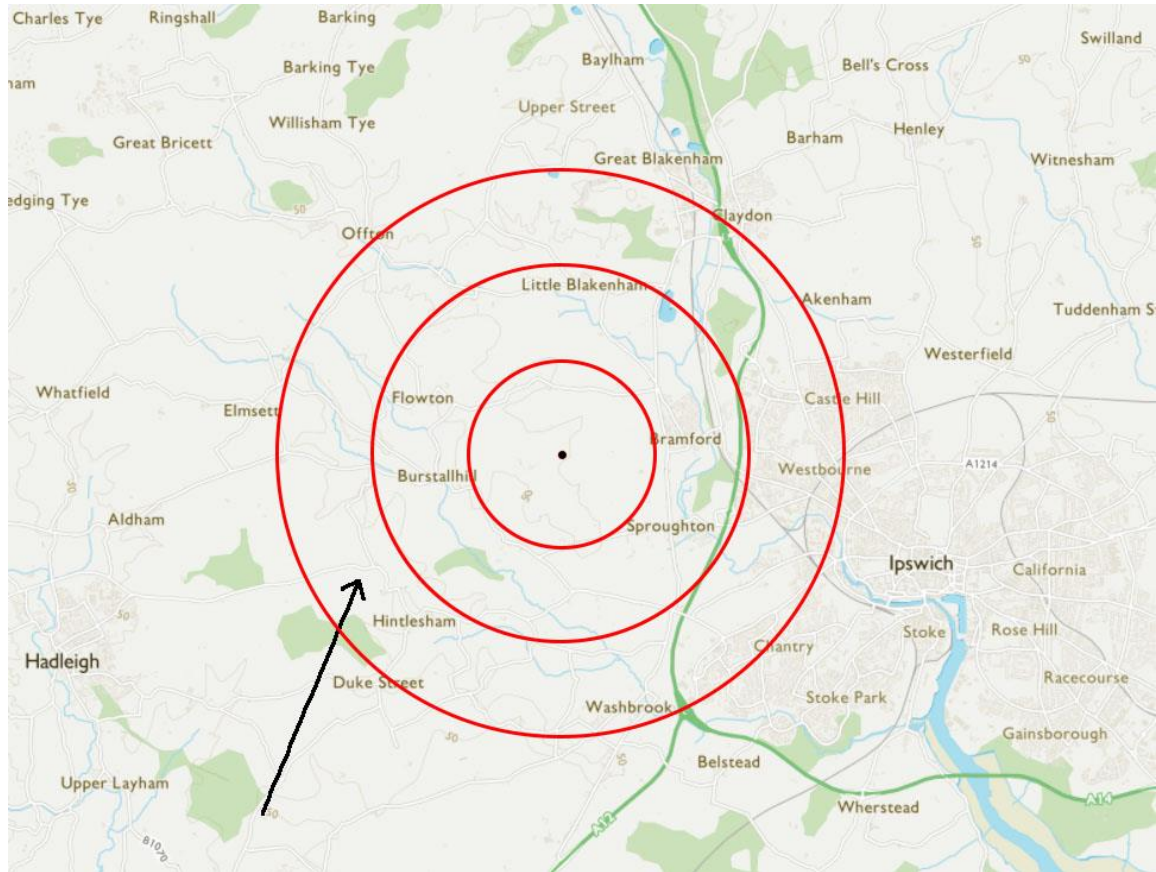
³ Battery Safety Note p.5

⁴ <https://emergency.cdc.gov/agent/hydrofluoricacid/basics/facts.asp>

⁵ Larsson, F., Andersson, P., Blomqvist P. and Mellander, B, 'Toxic Fluoride Emissions from Lithium-Ion Battery Fires', Nature, Scientific Reports, Volume 7, Article 10018, 20 August 2017.

<https://www.nature.com/articles/s41598-017-09784-z.pdf>

⁶ <https://www.abc.net.au/news/2021-07-30/tesla-battery-fire-moorabool-geelong/100337488>



Risk of Groundwater Contamination

- 2.12 Thermal runaway, which is the primary concern for failure in a BESS, needs huge amounts of water to suppress it, but there is no water supply on, nearby, or proposed to be connected to the site.
- 2.13 An additional point to note from the Liverpool BESS report was that the fire water was collected in tanks on site. This allowed the contaminated water to be disposed of correctly. No such tanks have been included in this application.
- 2.14 The large quantities of fire-water, which will be contaminated with heavy metals and other chemical residues, need to be prevented from release into the environment by collection on site followed by licensed removal. They should not be allowed into the proposed detention basin for discharge into the local ditch system, which supplies a local drinking water aquifer. NPPF paragraphs 174a & e and 185 are relevant here.

Risk to Major Infrastructure

- 2.15 We are also surprised that the security and safety of Bramford Substation is not of greater concern.
- 2.16 When there were some previous threats several years ago, the compound for the UKPN control centre in Ipswich was fortified to the extent that incoming vehicles were locked into an entrance system while they were checked. This procedure is still in place. Yet at Bramford Substation you can get surprisingly close to switchgear on the south side.

2.17 On 15th September 2021⁷ a fire broke out near a major interconnector between the UK and France, that supplies up to 2GW of electricity to the UK. Bramford Substation transfers up to 20% of the entire UK's electricity consumption, making it a major infrastructure feature in the ability of the UK to basically function. If a fire were to break out near to the Bramford Substation this could have catastrophic consequences for the sustainability of the UK's electricity supply. NPPF paragraph 97 is relevant here.

Conclusion

2.18 We highlight for you the industry's Energy Storage Summit 2021 held 2nd March 2021 which reports on fire safety issues at BESS, including a call to retrofit newly constructed BESSs:

"Re-examining and retrofitting older, potentially hazardous battery storage systems should be an "essential" part of preventing harm, according to a panel of industry leaders."

2.19 At this conference, the Deputy Fire Safety Commissioner of the London Fire Brigade, Charlie Pugsley, asked why battery storage owners would "not want to apply a retrospective look" to their sites if they believe the older technology could carry a safety risk. He was very clear when he stated:

"If you've got foreseeable events or got systems with the potential to either harm people or harm the environment, why would you not want to apply a retrospective look to it, to actually see that it's safe, or anything can be done."

2.20 Energy Storage News reported that he went on to state that the London Fire Brigade has spent the past few years "reflecting on what was foreseeable" since the tragic Grenfell Tower fire at a high-rise housing unit in 2017, which was exacerbated by the building's flammable cladding:

"If we know some things could fail catastrophically or it could have those effects," he said, "it's going to be a difficult day if one of us is standing there in court saying we knew about it but we didn't do anything."⁸

2.21 While aimed at buildings, the principle behind the new Building Safety Bill, is that there was a flaw in the old system, with appalling results. We acknowledge that there is little in the planning system specifically regarding large-scale BESS safety, and the applicant states several times that planning legislation for BESS is far behind the technology and implementation of it. A flaw in the planning system, which could have appalling results.

2.22 The applicant must demonstrate that the particular technology used in the proposed development is safe to an acceptable level. They have not done so, and based on the evidence available any incident at this location would be appalling.

⁷ <https://www.bbc.co.uk/news/uk-england-kent-58570893>

⁸ <https://www.energy-storage.news/news/retrofitting-could-be-essential-for-battery-storage-system-safety>

3. Noise

- 3.1 The noise from the development was assessed using BS4142:2014+A1:2019 guidelines, and uses measured readings taken between 13:00 Thursday 18th February to 08:00 Tuesday 23rd February 2021 (p.3.1.1). The predicted or specific noise levels from the development (red area on Image 1 below) were then calculated and compared with the typical background noise level at Bullen Hall Farmhouse (the nearest residential receptor and blue area on Image 1 below).
- 3.2 At paragraph 2.2.10 the applicant states “this Assessment will ensure that the predicted rating level (specific sound level including any character corrections) does not exceed 30dB in bedrooms.”
- 3.3 Under regulations BS4142:2014+A1:2019, the measured noise levels must be reliable. This is where the noise report is fundamentally flawed, as follows:
- a) Another BESS (DC/19/03008 and yellow area on Image 1 below) was granted planning permission for the field immediately west of the site, but it is not yet built. Because it is not yet built the noise levels from this development are not in the measured recordings. But they have also not been taken into account when forecasting the new noise levels.
 - b) A gas generation system (DC/19/00046 and green area on Image 1 below) is also approved for a field opposite Bullen Lane, but is only partially constructed and as such not yet operating. Because it is not yet operating the noise levels from this development are not in the measured recordings. But they have also not been taken into account when forecasting the new noise levels.

Image 1



- 3.4 The measured readings used as the basis for the noise report are therefore not reliable as a baseline.
- 3.5 Furthermore, the settings used to calculate the specific sound levels are not in alignment with the proposed design:
- a) It seems that no noise level data has been supplied for the 28 x battery racks on site. It is not clear if these racks do or do not produce sound. This needs to be clarified, and if so, need to be considered in the assessment.

 - b) P 4.1.3 states the:
 - *“132kv Transformer has been inputted as a point source at 6m above ground level with provided power level of 78dB Lw,A , this assumes that the sound source is omitting from the top of the transformer”* however the transformer elevations show a height of 6.5m.
 - *“fourteen 33kv transformers have been inputted as point sources at a height of 2.5m above ground level to account for a worst-case scenario whereby the main noise source is generated from the top of the plant with a power level of 48dB Lw,A”* however the transformer elevations show a height of 6.5m.
- 3.6 Also it is confusing that at paragraph 4.1.4 the applicant states *“Figures 1 and 2 in Appendix 4 details the grid noise map during the daytime and night-time periods respectively. Analysis of the grid noise map indicates that the specific noise level at the receptor is as follows: R1 – Bullen Farm: 30.0dB LAeq,1hr (Daytime) and 35.7dB LAeq,15mins (Night-time);”* but these are not the figures they carry forward to Table 6 which suddenly becomes 25.7 and 27.1 respectively.
- 3.7 Based on the unreliability of the measured readings, the flaws in the noise sources outlined above, and the unexplained change in readings described above, it would seem that the noise report is not fit for purpose and does not confirm that the noise levels meet the guidelines.
- 3.8 Considering the cumulative impact of noise and development in the area still to be added, it seems likely that this new proposal would cause night time noise levels at Bullen Hall Farmhouse (blue area on Image 1 above) to exceed the 30dB threshold for night time bedroom noise.
- 3.9 Furthermore, we note that the noise maps demonstrate a significant adverse impact of noise levels of the PRow footpath Bramford 43 to the east of the site, as well as nearby PRow footpaths Bramford 44 and Bramford 47, and Bramford Bridleway 1. Footpaths are well-used in the area, and it is commonly held that a network of enjoyable footpaths in the countryside are beneficial to the health and wellbeing of residents and visitors alike. A pleasant and enjoyable PRow network is supported by many policies in the NPPF. Turning the footpath into a significantly noisy area is likely to deter users, and would be in conflict with several policies in the NPPF that typically serve to ‘protect and enhance’, and the NPPF overarching social objective – *“to support strong, vibrant and healthy communities,.. and by fostering well-designed, beautiful and safe places, with*

*accessible services and open spaces that reflect current and future needs and support communities' health, social and cultural well-being;*⁹.

⁹ NPPF 2021 p.8

4. Agricultural Land

- 4.1 The land is currently in agricultural use, and is listed by Natural England as grade 2 land. Grade 2 land is also known as Best and Most Versatile Land, and is typically afforded greater protection from development compared to lower grades of 3b, 4, and 5, such as within policy CL11 of the Local Plan 1998 to encourage the conservation of the best and most versatile agricultural land, namely Grades 1, 2 and 3a.
- 4.2 Based entirely on the Natural England ALC map for East Anglia the applicant concludes that all land in the vicinity of the substation is grade 2 land and that *“There is therefore no land of a lower grade in the vicinity of the sub-station.”*
- 4.3 Based on other recent applications in the area (DC/20/05895, DC/21/00060, DC/21/04711, and DC/21/02958) we know this is not accurate. Whilst the majority of it is indeed BMV land, it is not all BMV land.
- 4.4 As such, the proposed development does not comply with the aims of policy CL11.

5. Additional Concerns and Common Ground

5.1. Transport

- 5.1.1 We note there is no easy turning area for the emergency services, particularly in the event of an incident.
- 5.1.2 We note that the swept path analysis shows access for a 12m rigid vehicle. And this looks tight. The client storage room is 12m in length by itself, so will need a larger articulated HGV. These are around 16.5m. How will the client storage rooms arrive safely on site? Policy T10 of the Local Plan 1998 sets out that the Council will give consideration to the provision of **safe access** [our emphasis]; the suitability of existing roads; the amount and type of traffic generated by the development; and the provision of parking and turning areas. We do not contend that Bullen Lane road is unsuitable for HGV traffic nor the amount proposed for the development, but the angle of the proposed site access does not appear to be safe for **all** the traffic that will need to use it and this needs to be reassessed prior to any decision being made.
- 5.1.3 There is nothing to state the size or weight of the three cranes needed, nor the vehicles that will deliver them. Confirmation should be sought that these will not be exceptional loads, and that there is safe access to the site for the vehicles delivering them in line with our concern above about HGVs.

5.2. Heritage

- 5.2.1 With the landscaping mitigation proposed, we do not consider the site would have a significant adverse impact on any nearby listed heritage assets or their settings, namely the Grade 2 listed Bullen Hall Farmhouse.
- 5.2.2 However, there are concerns regarding archaeological impact and the findings of significant archaeological potential on the site. Without conducting an archaeological investigation prior to a decision, the Council cannot determine if the development would have a significant impact on archaeology. In such cases there is a risk that if planning permission is granted for a proposal lacking in detail, significant adverse environmental impacts may only be identified at the discharge of conditions stage when the authority is powerless to go back on the principle of the development already approved, and so cannot prevent it from taking place. A decision to defer the evaluation of a significant adverse effect and any mitigation thereof to a later stage may therefore be unlawful (*R v Rochdale Metropolitan Borough Council ex parte Tew* [2000] Env. L.R. 1, 28-31).
- 5.2.3 In the case of the permission for the neighbouring site (DC/19/03008) this does not preclude the Council from its duty to properly assess the impacts from the proposed development.

5.3. Landscape Character and Visual Impact

- 5.3.1 The site proposed will be industrial in nature, and therefore in conflict with the Ancient Plateau Claylands LCT of the area. In the first few years this would have an adverse impact on the landscape character and visual impact. However, with the

landscaping mitigation proposed and the proximity to already wooded areas, we do not consider this would be significant, and this would reduce in time as the planting matures.

5.3.2 The addition of hedging and trees along the PRow Bramford Footpath 43 does reduce the visual amenity appreciated by users in that the openness of the countryside would be lost. Views are currently available in both directions along part of this footpath. However, as the hedging is only on one side of the footpath and does not create a sense of enclosure on both sides, and the wider views to the south east will remain open, we do not consider this to be a significant impact.

5.4. Ecology

5.4.1 In general we have no concerns relating to the ecology plan of the site, and despite the lack of a Biodiversity Net Gain Matrix to demonstrate a measurable net gain, we agree that there is likely to be a net gain in habitat due to the planting proposed. If the Council were minded to approve the application, we ask that a condition be imposed that secures the planting proposed with management for the entire duration of the scheme.

5.4.2 However, we do not believe the enhancement in 6.12 to *“Provide connectivity around the scheme boundary where currently there is open arable farmland”* is relevant since the planting around the boundary does not connect to anything.

5.4.3 We do have two concerns which we believe the Council should seek clarification on prior to determination if they were minded to approve the application:

- a) The applicant states the planting would be retained at the end of the 40 year period. If this were to happen the land would not be able to return to agricultural use as there would be scrub, hedges, and trees in the way. If it is not removed, then surely the applicant should also be seeking a change of land use.
- b) The high noise levels from equipment proposed is likely to deter wildlife from using the new habitat. Policy CL08 of the Local Plan 1998 which protects habitats and biodiversity from development which might give rise to its loss or harm may apply here. The Council should seek further information from the applicant as to how this noise is to likely cause an adverse impact for wildlife in the area.

5.5. Grid Connection Rights

5.5.1 We ask that the Council obtain evidence to satisfy itself that the applicant has indeed secured a grid connection and the date of connection, since there appears to be no public way of confirming this claim and no evidence has been provided in the application.

5.6. Miscellaneous

5.6.1 The Industrial Land Use Map indicates that there are no underground electricity cables nor gas pipelines in the area. This is incorrect and should be updated accordingly. There are underground electricity cables for the EA1 and EA3 developments, and there are at least two high pressure gas mains with Cadent, both within the scope of the map displayed.

Burstall Parish Council
24 Church Crescent
Sproughton
IP8 3BJ

Mid Suffolk District Council
Planning

Sent by email

22 March 2022

Dear Bron

Planning Application DC/21/05468: FPA

Burstall Parish Council hereby submits a further recommendation of objection to planning application DC/21/05468 and would ask that you refer to our original submission of 2 November 2021.

Despite our observations that some updates to the safety features of the site have been made, we believe these continue to be insufficient.

Yours sincerely,

Mrs S Frankis

Mrs Susan Frankis

Clerk to the Parish of Burstall

From: BMSDC Planning Area Team Green <planninggreen@babberghmidsuffolk.gov.uk>

Sent: 10 Mar 2022 11:16:57

To:

Cc:

Subject: FW: DC/21/05468 NE Response

Attachments: ufm42_Standard_Re-consultation_Letter.pdf, 371037 NE Letter Response (SSSI No Comment).pdf

From: SM-NE-Consultations (NE) <consultations@naturalengland.org.uk>

Sent: 09 March 2022 15:11

To: BMSDC Planning Area Team Green <planninggreen@babberghmidsuffolk.gov.uk>

Subject: DC/21/05468 NE Response



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Dear Sir or Madam,

Our ref: 385391

Your ref: DC/21/05468

Thank you for your consultation.

Natural England has previously commented on this proposal and made comments to the authority in our letter dated 19 October 2021 (Ref. 371037)

The advice provided in our previous response applies equally to this **amendment** although we made no objection to the original proposal.

The proposed amendments to the original application are unlikely to have significantly different impacts on the natural environment than the original proposal.

Should the proposal be amended in a way which **significantly** affects its impact on the natural environment then, in accordance with Section 4 of the Natural Environment and Rural Communities Act 2006, Natural England should be consulted again. Before sending us the amended consultation, please assess whether the changes proposed will materially affect any of the advice we have previously offered. If they are unlikely to do so, please do not re-consult us.

Yours faithfully

Oli Chenkin

Natural England

Consultation Service

Hornbeam House

Crewe Business Park, Electra Way,

Crewe, Cheshire, CW1 6GJ

Email: consultations@naturalengland.org.uk

www.gov.uk/natural-england

Thriving Nature
for people and planet



Natural England offers two chargeable services - the Discretionary Advice Service, which provides pre-application and post-consent advice on planning/licensing proposals to developers and consultants, and the Pre-submission Screening Service for European Protected Species mitigation licence applications. These services help applicants take appropriate account of

environmental considerations at an early stage of project development, reduce uncertainty, the risk of delay and added cost at a later stage, whilst securing good results for the natural environment.

For further information on the Discretionary Advice Service see [here](#)

For further information on the Pre-submission Screening Service see [here](#)

-----Original Message-----

From: planninggreen@baberghmidsuffolk.gov.uk <planninggreen@baberghmidsuffolk.gov.uk>

Sent: 02 March 2022 13:29

To: SM-NE-Consultations (NE) <consultations@naturalengland.org.uk>

Subject: MSDC Planning Re-consultation Request - DC/21/05468 - FUL

Please find attached planning re-consultation request letter relating to planning application - DC/21/05468 - Land To The South Of, Bullen Lane, Bramford, Suffolk IP8 4JD

Kind Regards

Planning Support Team

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Date: 19 October 2021
Our ref: 371037
Your ref: DC/21/05468



Bron Curtis
Mid Suffolk District Council
planninggreen@babergmidsuffolk.gov.uk

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

T 0300 060 3900

BY EMAIL ONLY

Dear Ms Curtis

Planning consultation: Full Planning Application - Construction and operation of a 100MW Battery Energy Storage System, and related infrastructure with associated access, landscaping and drainage.

Location: Land To The South Of Bullen Lane Bramford Suffolk IP8 4JD

Thank you for your consultation on the above dated 06 October 2021 which was received by Natural England on 06 October 2021

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.

SUMMARY OF NATURAL ENGLAND'S ADVICE

NO OBJECTION

Based on the plans submitted, Natural England considers that the proposed development will not have significant adverse impacts on statutorily protected nature conservation sites or landscapes.

Natural England's generic advice on other natural environment issues is set out at Annex A.

Sites of Special Scientific Interest

Based on the plans submitted, Natural England considers that the proposed development will not have likely significant effects on statutorily protected sites and has no objection to the proposed development.

Sites of Special Scientific Interest Impact Risk Zones

The Town and Country Planning (Development Management Procedure) (England) Order 2015 requires local planning authorities to consult Natural England on "Development in or likely to affect a Site of Special Scientific Interest" (Schedule 4, w). Our SSSI Impact Risk Zones are a GIS dataset designed to be used during the planning application validation process to help local planning authorities decide when to consult Natural England on developments likely to affect a SSSI. The dataset and user guidance can be accessed from the data.gov.uk website

Further general advice on the consideration of protected species and other natural environment issues is provided at Annex A.

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 regarding this letter, for new consultations, or to provide further information on this consultation please send your correspondences to consultations@naturalengland.org.uk.

Yours sincerely

Joe Thorpe
Consultations Team

Annex A – Additional advice

Natural England offers the following additional advice:

Landscape

Paragraph 174 of the [National Planning Policy Framework](#) (NPPF) highlights the need to protect and enhance valued landscapes through the planning system. This application may present opportunities to protect and enhance locally valued landscapes, including any local landscape designations. You may want to consider whether any local landscape features or characteristics (such as ponds, woodland, or dry-stone walls) could be incorporated into the development to respond to and enhance local landscape character and distinctiveness, in line with any local landscape character assessments. Where the impacts of development are likely to be significant, a Landscape & Visual Impact Assessment should be provided with the proposal to inform decision making. We refer you to the [Landscape Institute](#) Guidelines for Landscape and Visual Impact Assessment for further guidance.

Best and most versatile agricultural land and soils

Local planning authorities are responsible for ensuring that they have sufficient detailed agricultural land classification (ALC) information to apply NPPF policies (Paragraphs 174 and 175). This is the case regardless of whether the proposed development is sufficiently large to consult Natural England. Further information is contained in [GOV.UK guidance](#). Agricultural Land Classification information is available on the [Magic](#) website on the [Data.Gov.uk](#) website. If you consider the proposal has significant implications for further loss of 'best and most versatile' agricultural land, we would be pleased to discuss the matter further.

Guidance on soil protection is available in the Defra [Construction Code of Practice for the Sustainable Use of Soils on Construction Sites](#), and we recommend its use in the design and construction of development, including any planning conditions. Should the development proceed, we advise that the developer uses an appropriately experienced soil specialist to advise on, and supervise soil handling, including identifying when soils are dry enough to be handled and how to make the best use of soils on site.

Protected Species

Natural England has produced [standing advice](#)¹ to help planning authorities understand the impact of particular developments on protected species. We advise you to refer to this advice. Natural England will only provide bespoke advice on protected species where they form part of a Site of Special Scientific Interest or in exceptional circumstances.

Local sites and priority habitats and species

You should consider the impacts of the proposed development on any local wildlife or geodiversity sites, in line with paragraphs 175 and 179 of the NPPF and any relevant development plan policy. There may also be opportunities to enhance local sites and improve their connectivity. Natural England does not hold locally specific information on local sites and recommends further information is obtained from appropriate bodies such as the local records centre, wildlife trust, geoconservation groups or recording societies.

Priority habitats and Species are of particular importance for nature conservation and included in the England Biodiversity List published under section 41 of the Natural Environment and Rural Communities Act 2006. Most priority habitats will be mapped either as Sites of Special Scientific Interest, on the Magic website or as Local Wildlife Sites. List of priority habitats and species can be found [here](#)². Natural England does not routinely hold species data, such data should be collected when impacts on priority habitats or species are considered likely. Consideration should also be given to the potential environmental value of brownfield sites, often found in urban areas and former industrial land, further information including links to the open mosaic habitats inventory can be found [here](#).

¹ <https://www.gov.uk/protected-species-and-sites-how-to-review-planning-proposals>

² <http://webarchive.nationalarchives.gov.uk/20140711133551/http://www.naturalengland.org.uk/ourwork/conservation/biodiversity/protectandmanage/habsandspeciesimportance.aspx>

Ancient woodland, ancient and veteran trees

You should consider any impacts on ancient woodland and ancient and veteran trees in line with paragraph 180 of the NPPF. Natural England maintains the Ancient Woodland [Inventory](#) which can help identify ancient woodland. Natural England and the Forestry Commission have produced [standing advice](#) for planning authorities in relation to ancient woodland and ancient and veteran trees. It should be taken into account by planning authorities when determining relevant planning applications. Natural England will only provide bespoke advice on ancient woodland, ancient and veteran trees where they form part of a Site of Special Scientific Interest or in exceptional circumstances.

Environmental gains

Development should provide net gains for biodiversity in line with the NPPF paragraphs 174(d), 179 and 180. Development also provides opportunities to secure wider environmental gains, as outlined in the NPPF (paragraphs 8, 73, 104, 120, 174, 175 and 180). We advise you to follow the mitigation hierarchy as set out in paragraph 180 of the NPPF and firstly consider what existing environmental features on and around the site can be retained or enhanced or what new features could be incorporated into the development proposal. Where onsite measures are not possible, you should consider off site measures. Opportunities for enhancement might include:

- Providing a new footpath through the new development to link into existing rights of way.
- Restoring a neglected hedgerow.
- Creating a new pond as an attractive feature on the site.
- Planting trees characteristic to the local area to make a positive contribution to the local landscape.
- Using native plants in landscaping schemes for better nectar and seed sources for bees and birds.
- Incorporating swift boxes or bat boxes into the design of new buildings.
- Designing lighting to encourage wildlife.
- Adding a green roof to new buildings.

Natural England's [Biodiversity Metric 3.0](#) may be used to calculate biodiversity losses and gains for terrestrial and intertidal habitats and can be used to inform any development project. For small development sites the [Small Sites Metric](#) may be used. This is a simplified version of [Biodiversity Metric 3.0](#) and is designed for use where certain criteria are met. It is available as a beta test version.

You could also consider how the proposed development can contribute to the wider environment and help implement elements of any Landscape, Green Infrastructure or Biodiversity Strategy in place in your area. For example:

- Links to existing greenspace and/or opportunities to enhance and improve access.
- Identifying opportunities for new greenspace and managing existing (and new) public spaces to be more wildlife friendly (e.g. by sowing wild flower strips)
- Planting additional street trees.
- Identifying any improvements to the existing public right of way network or using the opportunity of new development to extend the network to create missing links.
- Restoring neglected environmental features (e.g. coppicing a prominent hedge that is in poor condition or clearing away an eyesore).

Natural England's [Environmental Benefits from Nature tool](#) may be used to identify opportunities to enhance wider benefits from nature and to avoid and minimise any negative impacts. It is designed to work alongside [Biodiversity Metric 3.0](#) and is available as a beta test version.

Access and Recreation

Natural England encourages any proposal to incorporate measures to help improve people's access to the natural environment. Measures such as reinstating existing footpaths together with the creation of new footpaths and bridleways should be considered. Links to other green networks and, where appropriate, urban fringe areas should also be explored to help promote the creation of wider green infrastructure. Relevant aspects of local authority green infrastructure strategies should be delivered where appropriate.

Rights of Way, Access land, Coastal access and National Trails

Paragraphs 100 and 174 of the NPPF highlight the important of public rights of way and access. Development should consider potential impacts on access land, common land, rights of way and coastal access routes in the vicinity of the development. Consideration should also be given to the potential impacts on the any nearby National Trails. The National Trails website www.nationaltrail.co.uk provides information including contact details for the National Trail Officer. Appropriate mitigation measures should be incorporated for any adverse impacts.

Biodiversity duty

Your authority has a [duty](#) to have regard to conserving biodiversity as part of your decision making. Conserving biodiversity can also include restoration or enhancement to a population or habitat. Further information is available [here](#).

From: BMSDC Planning Mailbox <planning@babberghmidsuffolk.gov.uk>

Sent: 28 Oct 2021 11:34:01

To:

Cc:

Subject: FW: FAO Bron Curtis - Woodland Trust comments on application DC/21/05468

Attachments:

From: campaigning@woodlandtrust.org.uk <campaigning@woodlandtrust.org.uk>

Sent: 27 October 2021 16:24

To: BMSDC Planning Mailbox <planning@babberghmidsuffolk.gov.uk>

Subject: FAO Bron Curtis - Woodland Trust comments on application DC/21/05468



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Dear Bron Curtis,

Please find below our comments in relation to this application.

Planning application: DC/21/05468

Proposal: Construction and operation of a 100MW Battery Energy Storage System, and related infrastructure with associated access, landscaping and drainage. | Land to the South Of Bullen Lane, Bramford, Suffolk, IP8 4JD

As the UK's leading woodland conservation charity, the Woodland Trust aims to protect native woods, trees and their wildlife for the future. We own over 1,000 sites across the UK, covering around 29,000 hectares (71,000 acres) and we have over 500,000 members and supporters.

We have concerns regarding this application and the potential for impact on the ancient woodland of Bullen Wood (grid ref: TM102459).

In order to ensure ancient woods are protected from potentially harmful development, the Government implemented protection for them through the National Planning Policy Framework. Paragraph 180 of the NPPF states: *"When determining planning applications, local planning authorities should apply the following principles: c) development resulting in the loss or deterioration of irreplaceable habitats (such as ancient woodland and ancient or veteran trees) should be refused, unless there are wholly exceptional reasons and a suitable compensation strategy exists."*

Where new development is sited in close proximity to ancient woodland it can have an adverse effect in the form of indirect impacts such as light, noise and dust pollution, increased disturbance, changes to hydrology and so on. It is therefore important to implement appropriate mitigation measures to alleviate such impacts. Natural England's standing advice recommends the following measures:

- *improving the condition of the woodland*
- *putting up screening barriers to protect woodland or ancient and veteran trees from dust and pollution*
- *noise or light reduction measures*
- *rerouting footpaths*
- *removing invasive species*
- *buffer zones - for ancient woodlands, you should have a buffer zone of at least 15 metres to avoid root damage. Where assessment shows other impacts are likely to extend beyond this distance, you're likely to need a larger buffer zone. For example, the effect of air pollution from development that results in a significant increase in traffic.*

In line with the above, we consider that ancient woodland must be buffered from any development by at least 15m. From the plans and the various reports submitted as part of this application, it is not clear whether the ancient woodland will be provided with a 15m buffer free from encroachment of any form of development. As such, we would appreciate clarification as to the size of the buffer zone between the proposed storage system and the ancient woodland. We consider that planning permission should not be allowed until the applicant has ensured that the ancient woodland would be suitably buffered.

We hope you find our comments to be of use to you. If you have any questions or comments please do not hesitate to get in contact with the Trust.

Best regards,
Jack

Jack Taylor
Lead Campaigner – Woods Under Threat

Telephone: 0343 770 5627
Email: JackTaylor@woodlandtrust.org.uk

Woodland Trust, Kempton Way, Grantham, Lincolnshire, NG31 6LL
0330 333 3300
www.woodlandtrust.org.uk

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Registered Office: Kempton Way, Grantham, Lincolnshire, NG31 6LL.

<http://www.woodlandtrust.org.uk>

Growth, Highways and Infrastructure
Bury Resource Centre
Hollow Road
Bury St Edmunds
Suffolk
IP32 7AY

Philip Isbell
Chief Planning Officer
Planning Services
Babergh and Mid Suffolk District Councils
Endeavour House
8 Russell Road
Ipswich IP1 2BX

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

Our Ref: 2021_05468
Date: 6th October 2021

For the Attention of Bron Curtis

Dear Mr Isbell

Planning Application DC/21/05468 – Land to the south of Bullen Lane, Bramford: Archaeology

This proposed development site lies in an area of archaeological potential recorded on the County Historic Environment Record, close to the edge of the former medieval Bullen Green. Recent archaeological investigations as part of the East Anglian 1 scheme to the north of the green, have identified medieval archaeology associated with the green edge (BRF 128 and 129) as well as prehistoric features. Prehistoric finds have also been recorded in the vicinity (BRF 060) as well as a cropmark to the north-east (BRF 019). As a result, there is high potential for the discovery of below-ground heritage assets of archaeological importance within this area, and groundworks associated with the development have the potential to damage or destroy any surviving archaeological remains.

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 205), 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. The site shall not be brought into operation 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 (2019).

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 evaluation will be required to establish the potential of the site and decisions on the need for any further investigation (excavation before any groundworks commence and/or monitoring during groundworks) will be made on the basis of the results of the evaluation.

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

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

Yours sincerely,

Rachael Abraham

Senior Archaeological Officer
Conservation Team

From: BMSDC Planning Area Team Green <planninggreen@babberghmidsuffolk.gov.uk>

Sent: 07 Oct 2021 01:34:41

To:

Cc:

Subject: FW: MSDC Planning Consultation Request - DC/21/05468

Attachments:

From: Chris Ward <Chris.Ward@suffolk.gov.uk>

Sent: 07 October 2021 11:09

To: Bron Curtis <Bron.Curtis@babberghmidsuffolk.gov.uk>

Cc: BMSDC Planning Area Team Green <planninggreen@babberghmidsuffolk.gov.uk>; Ben Chester <Ben.Chester@suffolk.gov.uk>

Subject: RE: MSDC Planning Consultation Request - DC/21/05468

Dear Bron,

Thank you for consulting me about the proposed battery storage system development at Land to the South of Bullen Lane in Bramford. On reviewing the documents submitted I have no comment to make, as no Travel Plan has been submitted.

Kind regards

Chris Ward

Active Travel Officer

Transport Strategy

Strategic Development - Growth, Highways and Infrastructure

Suffolk County Council

Endeavour House, 8 Russell Road, Ipswich, IP1 2BX

web : <https://www.suffolk.gov.uk/planning-waste-and-environment/planning-and-development-advice/travel-plans/>

-----Original Message-----

From: planninggreen@babberghmidsuffolk.gov.uk <planninggreen@babberghmidsuffolk.gov.uk>

Sent: 06 October 2021 11:24

To: Chris Ward

Subject: MSDC Planning Consultation Request - DC/21/05468

Please find attached planning consultation request letter relating to planning application - DC/21/05468 - Land To The South Of, Bullen Lane, Bramford, Suffolk IP8 4JD

Kind Regards

Planning Support Team

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From: BMSDC Planning Area Team Pink <PlanningPink@babberghmidsuffolk.gov.uk>
Sent: 09 Jun 2022 12:22:22
To:
Cc:
Subject: FW: DC/21/05468 - Battery storage
Attachments:

From: Dave Pedersen <Dave.Pedersen@suffolk.gov.uk>
Sent: 09 June 2022 11:39
To: Bron Curtis <Bron.Curtis@babberghmidsuffolk.gov.uk>
Subject: RE: DC/21/05468 - Battery storage

Morning Bron

I can confirm, subject to Cambridge Power's delivery on its commitment to engage with the Service to develop an emergency response plan, the measures proposed meet the expectations of the Service to enable the Service to respond to an incident.

Regards
Dave



Dave Pedersen

Area Manager
Community Risk Management

✉ dave.pedersen@suffolk.gov.uk

☎ 01473 260588

☎ Mobile: 07901 511029

Suffolk Fire and Rescue Service
Fire and Public Safety Directorate

Endeavour House, 8 Russell Road, Ipswich, IP1 2BX



From: BMSDC Planning Area Team Yellow <planningyellow@baberghmidsuffolk.gov.uk>

Sent: 28 Apr 2022 11:40:44

To:

Cc:

Subject: FW: 2022-04-28 JS reply Land To The South Of, Bullen Lane, Bramford, Suffolk IP8 4JD Ref DC/21/05468 - FUL

Attachments:

From: GHI Floods Planning <floods.planning@suffolk.gov.uk>

Sent: 28 April 2022 09:37

To: BMSDC Planning Area Team Green <planninggreen@baberghmidsuffolk.gov.uk>

Cc: Bron Curtis <Bron.Curtis@baberghmidsuffolk.gov.uk>

Subject: 2022-04-28 JS reply Land To The South Of, Bullen Lane, Bramford, Suffolk IP8 4JD Ref DC/21/05468 - FUL

Dear Bron Curtis,

Subject: Land To The South Of, Bullen Lane, Bramford, Suffolk IP8 4JD Ref DC/21/05468 - FUL

Suffolk County Council, as Lead Local Flood Authority (LLFA), have reviewed application ref DC/21/05468.

The following submitted documents have been reviewed and we recommend approval subject to conditions

- Site location plan Ref bess-brm-tp-xx-xx-pl-06-dr-030
- Proposed Site Plan Ref bess-brm-tp-xx-xx-pl-06-dr-031 P04
- Flood Risk Assessment / Surface Water Drainage Strategy Ref 201281 Rev 04
- Landscape strategy plan 2424 01 Rev A
- Letter to LLFA dated Feb 2022

We propose the following condition in relation to surface water drainage for this application.

1. The strategy for the disposal of surface water and the Flood Risk Assessment (FRA) (dated April 2022, ref: 201281 Rev 04) shall be implemented as approved in writing by the local planning authority (LPA). The strategy shall thereafter be managed and maintained in accordance with the approved strategy.

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

2. Within 28 days of practical completion of the last dwelling or unit, surface water drainage verification report shall be submitted to the Local Planning Authority, detailing, and verifying that the surface water drainage system has been inspected and has been built and functions in accordance with the approved designs and drawings. The report shall include details of all SuDS components and piped networks in an agreed form, for inclusion on the Lead Local Flood Authority's Flood Risk Asset Register.

Reason: To ensure that the surface water drainage system has been built in accordance with the approved drawings and is fit to be put into operation and to ensure that the Sustainable Drainage System has been implemented as permitted and that all flood risk assets and their owners are recorded onto the LLFA's statutory flood risk asset register as required under s21 of the Flood and Water Management Act 2010 in order to enable the proper management of flood risk with the county of Suffolk

<https://www.suffolk.gov.uk/roads-and-transport/flooding-and-drainage/flood-risk-asset-register/>

3. No development shall commence until details of a Construction Surface Water Management Plan (CSWMP) detailing how surface water and storm water will be managed on the site during construction (including demolition and site clearance operations) is submitted to and agreed in writing by the LPA. The CSWMP shall be implemented and thereafter managed and maintained in accordance with the approved plan for the duration of construction

Reason: To ensure the development does not cause increased flood risk, or pollution of watercourses or groundwater

Informatives

- Any works to a watercourse may require consent under section 23 of the Land Drainage Act 1991
- Any discharge to a watercourse or groundwater needs to comply with the Water Environment (Water Framework Directive) (England and Wales) Regulations 2017
- Any discharge of surface water to a watercourse that drains into an Internal Drainage Board district catchment is subject to payment of a surface water developer contribution
- Any works to lay new surface water drainage pipes underneath the public highway will need a licence under section 50 of the New Roads and Street Works Act
- Any works to a main river may require an environmental permit

Kind Regards

Jason Skilton
Flood & Water Engineer
Suffolk County Council
Growth, Highway & Infrastructure
Endeavour House, 8 Russell Rd, Ipswich, Suffolk IP1 2BX

-----Original Message-----

From: planninggreen@babberghmidsuffolk.gov.uk <planninggreen@babberghmidsuffolk.gov.uk>

Sent: 27 April 2022 12:39

To: GHI Floods Planning <floods.planning@suffolk.gov.uk>

Subject: MSDC Planning Re-consultation Request - DC/21/05468 - FUL

Please find attached planning re-consultation request letter relating to planning application - DC/21/05468 - Land To The South Of, Bullen Lane, Bramford, Suffolk IP8 4JD

Kind Regards

Planning Support Team

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Your Ref: DC/21/05468
Our Ref: SCC/CON/0790/22
Date: 8 March 2022
Highways Enquiries to: Highways.DevelopmentControl@suffolk.gov.uk



All planning enquiries should be sent to the Local Planning Authority.

Email: planning@babberghmidsuffolk.gov.uk

The Planning Department
MidSuffolk District Council
Planning Section
1st Floor, Endeavour House
8 Russell Road
Ipswich
Suffolk
IP1 2BX

For the attention of: Bron Curtis - MSDC

Dear Bron

TOWN AND COUNTRY PLANNING ACT 1990 CONSULTATION RETURN: DC/21/05468

PROPOSAL: Full Planning Application - Construction and operation of a 100MW Battery Energy Storage System, and related infrastructure with associated access, landscaping and drainage.

LOCATION: Land To The South Of, Bullen Lane, Bramford, Suffolk IP8 4JD

Further to the submission of additional plans and information, notice is hereby given that the County Council as Highway Authority make the following comments:

The recommended planning conditions from our response dated 20/10/21 (ref: SCC/CON/4614/21) still apply but it would be beneficial to also include the following additional condition:

Condition: Before the development hereby permitted is commenced a Construction Management Plan shall have been submitted to and approved in writing by the Local Planning Authority. Construction of the development shall not be carried out other than in accordance with the approved plan.

The Construction Management Plan shall include the following matters:

- a) parking and turning for vehicles of site personnel, operatives and visitors
- b) loading and unloading of plant and materials
- c) piling techniques (if applicable)
- d) storage of plant and materials
- e) provision and use of wheel washing facilities
- f) programme of site and all associated works such as utilities including details of traffic management necessary to undertake these works
- g) site working and delivery times
- h) a communications plan to inform local residents of the program of works
- i) provision of boundary hoarding and lighting
- j) details of proposed means of dust suppression
- k) details of measures to prevent mud from vehicles leaving the site during construction
- l) haul routes for construction traffic on the highway network and
- m) monitoring and review mechanisms.

n) Details of deliveries times to the site during construction phase.

Reason: In the interest of highway safety to avoid the hazard caused by mud on the highway and to ensure minimal adverse impact on the public highway during the construction phase.

Yours sincerely,

Ben Chester
Senior Transport Planning Engineer
Growth, Highways and Infrastructure

All planning enquiries should be sent to the Local Planning Authority.

Email: planning@babberghmidsuffolk.gov.uk

The Planning Department
MidSuffolk District Council
Planning Section
1st Floor, Endeavour House
8 Russell Road
Ipswich
Suffolk
IP1 2BX

For the attention of: Bron Curtis - MSDC

Dear Bron

TOWN AND COUNTRY PLANNING ACT 1990 CONSULTATION RETURN: DC/21/05468PROPOSAL:
Full Planning Application - Construction and operation of a 100MW Battery Energy Storage System, and related infrastructure with associated access, landscaping and drainage.

LOCATION: Land To The South Of, Bullen Lane, Bramford, Suffolk IP8 4JD

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:

Condition: No other part of the development hereby permitted shall be brought into use until the existing vehicular access has been improved, laid out and completed in accordance with drawing no. C-700 P2; with a bound surface for a distance of at least 10 metres measured from the nearside edge of the carriageway and made available for use. Thereafter the access shall be retained in the specified form.

Reason: To ensure that the layout of the existing access is improved to an appropriate specification at an appropriate time in the interests of the safety of persons using the access and users of the road.

Condition: Before the access is first used visibility splays shall be provided as shown on Drawing No. C-700 P2 with an X dimension of 2.4 metres and a Y dimension of 59 metres [tangential to the nearside edge of the carriageway] and thereafter retained in the specified form. Notwithstanding the provisions of Part 2 Class A of the Town & Country Planning (General Permitted Development) Order 2015 (or any Order revoking and re-enacting that Order with or without modification) no obstruction to visibility shall be erected, constructed, planted or permitted to grow over 0.6 metres high within the areas of the visibility splays.

Reason: To ensure drivers of vehicles entering the road have sufficient visibility to manoeuvre safely including giving way to approaching users of the road without them having to take avoiding action and to ensure drivers of vehicles on the road have sufficient warning of a vehicle emerging in order to take avoiding action, if necessary.

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 road and footpath 1 including any system to dispose of the water. The approved scheme shall be carried out in its entirety before the access is first used and shall be retained thereafter in its approved form.

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

Condition: All HGV delivery traffic movements to and from the site over the duration of the construction period shall be subject to a Deliveries Management Plan which shall be submitted to the Local Planning Authority for approval a minimum of 56 days before any deliveries of materials commence.

No HGV movements shall be permitted to and from the site other than in accordance with the routes defined in the Plan.

[The site operator shall maintain a register of complaints and record of actions taken to deal with such complaints at the site office as specified in the Plan throughout the period of occupation of the site.]

Reason: In the interests of highway safety, to reduce and / or remove as far as is reasonably possible the effects of HGV traffic in sensitive areas.

Notes:

Note: The public right of way Bramford FP1 cannot be lawfully driven along without due authority. This highway must remain unobstructed at all times. It is an offence to disturb the surface of the highway so as to render it inconvenient for public use. Therefore it is imperative that the surface is properly maintained for lawful use during the construction phase and beyond.

The Highway Authority will seek to recover the cost of any such damage which it actions for repair.

Yours sincerely,

Ben Chester
Senior Transport Planning Engineer
Growth, Highways and Infrastructure

From: William Manning

Sent: 23 March 2022 11:44

Subject: RE: DC/21/05468 Land To South of Bullen Lane Bramford (SCC Mr Stiff/Mr Fawcett letter attached) EH Land Contamination and Sustainability

Good morning,

DC/21/05468 Land To South of Bullen Lane Bramford

As far as I'm aware we haven't been consulted on the above application.

This site is both outside of a minerals consultation area and is 1.44Ha which is below our 5Ha safeguarding threshold as set out in policy MP10 of the Suffolk Minerals and Waste local plan.

Therefore, the County Council as Minerals and Waste Authority has no comments to make on the above application.

Kind regards,

Billy

William (Billy) Manning

Planning Officer

Growth, Highways and Infrastructure

Suffolk County Council

From: BMSDC Planning Area Team Green <planninggreen@babberghmidsuffolk.gov.uk>

Sent: 15 Oct 2021 02:20:50

To:

Cc:

Subject: FW: MSDC Planning Consultation Request - DC/21/05468 *Land To The South Of, Bullen Lane, Bramford

Attachments:

From: GHI PROW Planning <PROWplanning@suffolk.gov.uk>

Sent: 15 October 2021 12:59

To: BMSDC Planning Area Team Green <planninggreen@babberghmidsuffolk.gov.uk>

Cc: GHI PROW Planning <PROWplanning@suffolk.gov.uk>; Sharon Berry (MSDC) <Sharon.Berry@babberghmidsuffolk.gov.uk>; Ben Chester <Ben.Chester@suffolk.gov.uk>; Kevin Verlander <Kevin.Verlander@suffolk.gov.uk>

Subject: RE: MSDC Planning Consultation Request - DC/21/05468 *Land To The South Of, Bullen Lane, Bramford

PUBLIC RIGHTS OF WAY AND ACCESS RESPONSE

REF: DC/21/05468

Thank you for your consultation concerning the above application.

The proposed site does not contain any public rights of way (PROW) but as identified in the 'Planning Design and Access Statement', it is bounded on the north by Bramford Bridleway 1, and on the east by Bramford Public Footpath 43 which connects to Bramford Public Footpath 44 and Bramford Public Footpath 47. The Definitive Map for Bramford can be seen at: <https://www.suffolk.gov.uk/assets/Roads-and-transport/public-rights-of-way/Bramford.pdf>. A more detailed plot of public rights of way can be provided. Please contact DefinitiveMaps@suffolk.gov.uk for more information. Note, there is a fee for this service.

We accept this proposal subject to the following:

- In the 'Planning, Design and Access Statement', under '4.11 Access and Public Rights of Way', it states:
 - The closest Public Right of Way to the Application Site are the public bridleway along Bullen Lane and extending to the west, and a public footpath running alongside part of the site's eastern boundary (W-155 043/01) which then turns to the east and then splits to connect to Bullen Lane (W-115 044/0) and continue to Bramford (W-115 047/0).
- This contains errors and should read:
 - The closest Public Right of Way to the Application Site are the public bridleway (W-155 001/0) extending to the west of Bullen Lane, and a public footpath running alongside part of the site's eastern boundary (W-155 043/0) which then turns to the east and then splits to connect to Bullen Lane (W-155 044/0) and continues to Bramford (W-155 047/0).
- The applicant must also pay specific regard to bullet 3 below and contact the Rights of Way and Access team as instructed with regard to any temporary diversions that ensure the rights of way network can be used continually at all times during construction.

Furthermore, we ask that the following is taken into account:

1. PROW are divided into the following classifications:

- Public Footpath – only for use on foot or with a mobility vehicle
- Public Bridleway – use as per a public footpath, and on horseback or by bicycle
- Restricted Byway – use as per a bridleway, and by a 'non-motorised vehicle', e.g. a horse and carriage
- Byway Open to All Traffic (BOAT) – can be used by all vehicles, in addition to people on foot, mobility vehicle, horseback and bicycle

All currently recorded PROW are shown on the Definitive Map and described in the Definitive Statement (together forming the legal record of all currently recorded PROW). There may be other PROW that exist which have not been registered on the Definitive Map. These paths are either historical paths that were not claimed under the National Parks and Access to the Countryside Act 1949 or since, or paths that have been created by years of public use. To check for any unrecorded rights or anomalies, please contact DefinitiveMaps@suffolk.gov.uk.

2. The applicant, and any future owners, residents etc, must have private rights to take motorised vehicles over a PROW other than a BOAT. To do so without lawful authority is an offence under the Road Traffic Act 1988. Any damage to a PROW resulting from works must be made good by the applicant. Suffolk County Council is not responsible for the maintenance and repair of PROW beyond the wear and tear of normal use for its classification and will seek to recover the costs of any such damage it is required to remedy. We do not keep records of private rights and suggest that a solicitor is contacted.
3. The granting of planning permission IS SEPARATE to any consents that may be required in relation to PROW. It DOES NOT give authorisation for structures such as gates to be erected on a PROW, or the temporary or permanent closure or diversion of a PROW. Nothing may be done to close, alter the alignment, width, surface or condition of a PROW, or to create a structure such as a gate upon a PROW, without the due legal process being followed, and permission being granted from the Rights of Way & Access Team as appropriate. Permission may or may not be granted depending on all the circumstances. To apply for permission from Suffolk County Council (as the highway authority for Suffolk) please see below:
 - **To apply for permission to carry out work on a PROW, or seek a temporary closure – <https://www.suffolk.gov.uk/roads-and-transport/public-rights-of-way-in-suffolk/rights-and-responsibilities/> or telephone 0345 606 6071. PLEASE NOTE that any damage to a PROW resulting from works must be made good by the applicant. Suffolk County Council is not responsible for the maintenance and repair of PROW beyond the wear and tear of normal use for its classification and will seek to recover the costs of any such damage it is required to remedy.**
 - To apply for permission for structures such as gates to be constructed on a PROW – contact the relevant Area Rights of Way Team - contact the relevant Area Rights of Way Team <https://www.suffolk.gov.uk/roads-and-transport/public-rights-of-way-in-suffolk/public-rights-of-way-contacts/> or telephone 0345 606 6071.
4. To apply for permission for a PROW to be stopped up or diverted within a development site, the officer at the appropriate borough or district council should be contacted at as early an opportunity as possible to discuss the making of an order under s257 of the Town and Country Planning Act 1990 - <https://www.suffolk.gov.uk/roads-and-transport/public-rights-of-way-in-suffolk/public-rights-of-way-contacts/> PLEASE NOTE that nothing may be done to stop up or divert the legal alignment of a PROW until the due legal process has been completed and the order has come into force.
5. Under Section 167 of the Highways Act 1980 any structural retaining wall within 3.66 metres of a PROW with a retained height in excess of 1.37 metres, must not be constructed without the prior written approval of drawings and specifications by Suffolk County Council. The process to be followed to gain approval will depend on the nature and complexity of the proposals. Construction of any retaining wall or structure that supports a PROW or is likely to affect the stability of the PROW may also need prior approval at the discretion of Suffolk County Council. Applicants are strongly encouraged to discuss preliminary proposals at an early stage.
6. Any hedges adjacent to PROW must be planted a minimum of 1 metre from the edge of the path in order to allow for annual growth and cutting, and should not be allowed to obstruct the PROW. Some hedge types may need more space, and this should be taken into account by the applicant. In addition, any fencing should be positioned a minimum of 0.5 metres from the edge of the path in order to allow for cutting and maintenance of the path, and should not be allowed to obstruct the PROW.
7. There may be a requirement to enhance the PROW network relating to this development. If this is the case, a separate response will contain any further information.

In the experience of the County Council, early contact with the relevant PROW officer avoids problems later on, when they may be more time consuming and expensive for the applicant to address. More information about Public Rights of Way can be found at www.suffolk.gov.uk/roads-and-transport/public-rights-of-way-in-suffolk/.

Thank you for taking the time to consider this response.

Public Rights of Way Team
Growth, Highways and Infrastructure
Suffolk County Council
Phoenix House, 3 Goddard Road, Ipswich IP1 5NP
PROWplanning@suffolk.gov.uk

-----Original Message-----

From: planninggreen@babberghmidsuffolk.gov.uk <planninggreen@babberghmidsuffolk.gov.uk>

Sent: 06 October 2021 11:26

To: GHI PROW Planning <PROWplanning@suffolk.gov.uk>

Subject: MSDC Planning Consultation Request - DC/21/05468 *Land To The South Of, Bullen Lane, Bramford

Please find attached planning consultation request letter relating to planning application - DC/21/05468 - Land To The South Of, Bullen Lane, Bramford, Suffolk IP8 4JD

Kind Regards

Planning Support Team

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From: BMSDC Planning Area Team Green <planninggreen@baberghmidsuffolk.gov.uk>

Sent: 07 Oct 2021 09:53:49

To:

Cc:

Subject: FW: DC/21/05468 Land To The South Of, Bullen Lane, Bramford

Attachments:

From: David Pizzey <David.Pizzey@baberghmidsuffolk.gov.uk>

Sent: 07 October 2021 09:51

To: Bron Curtis <Bron.Curtis@baberghmidsuffolk.gov.uk>

Cc: BMSDC Planning Area Team Green <planninggreen@baberghmidsuffolk.gov.uk>

Subject: DC/21/05468 Land To The South Of, Bullen Lane, Bramford

Hi Bron

I have no objection to this application subject to it being undertaken in accordance with the measures outlined in the accompanying arboricultural report. Although a small number of trees are proposed for removal they are of limited public amenity value and/or poor condition and are not of sufficient arboricultural or landscape importance to warrant being a constraint.

Please let me know if you require any further input.

Kind regards

David Pizzey FArborA

Arboricultural Officer

Tel: 01449 724555

david.pizzey@baberghmidsuffolk.gov.uk

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

Babergh and Mid Suffolk District Councils – Working Together

-----Original Message-----

From: planninggreen@baberghmidsuffolk.gov.uk <planninggreen@baberghmidsuffolk.gov.uk>

Sent: 06 October 2021 11:25

To: David Pizzey <David.Pizzey@baberghmidsuffolk.gov.uk>

Subject: MSDC Planning Consultation Request - DC/21/05468

Please find attached planning consultation request letter relating to planning application - DC/21/05468 - Land To The South Of, Bullen Lane, Bramford, Suffolk IP8 4JD

Kind Regards

Planning Support Team

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23rd May 2022

Bron Curtis
Mid Suffolk District Council
Endeavour House
8 Russell Road
Ipswich IP1 2BX

By email only

Thank you for requesting advice on this application from Place Services' ecological advice service. This service provides advice to planning officers to inform Mid Suffolk District Council planning decisions with regard to potential ecological impacts from development. Any additional information, queries or comments on this advice that the applicant or other interested parties may have, must be directed to the Planning Officer who will seek further advice from us where appropriate and necessary.

Application: DC/21/05648

Location: Land To The South Of Bullen Lane Bramford Suffolk IP8 4JD

Proposal: Full Planning Application - Construction and operation of a 100MW Battery Energy Storage System, and related infrastructure with associated access, landscaping and drainage

Dear Bron,

Thank for your re-consulting Place Services on this application.

No objection subject to securing ecological mitigation and biodiversity enhancement measures

Summary

We have reviewed the Consultation Comment Response (Savills, March 2022) and the detailed comments in the submitted Response to Ecology Comments (Hopkins Ecology, 23 February 2022) and associated information on protected species, completed Biodiversity Metric 3.0 – Calculation Tool, Updated Tree Survey, Arboricultural Impact Assessment (AIA) Preliminary Arboricultural Method Statement & Tree Protection Plan (Hayden's, February 2022) and Landscape Strategy Plan 2424 01 Rev. C (Liz Lake Associates, February 2022). These documents include the additional information requested for CWS and Ancient Woodland, Great crested newt, bats and Dormouse, Badger, and Priority hedgerows to provide certainty of likely impacts prior to determination.

This is in addition to the submitted Ecological Impact Assessment (Hopkins Ecology, June 2021), and consultation comments from the Woodland Trust (27 October 2021). These relate to potential impacts on designated sites, irreplaceable habitat (ancient woodland), protected and Priority species and habitats and identification of mitigation measures.

We are now satisfied that there is sufficient ecological information available for determination of this application.



Designated sites (CWS, Ancient Woodland (irreplaceable habitat):

As Bullen Wood CWS and ancient semi-natural woodland (irreplaceable habitat) abuts the south boundary of the Site, we sought clarification on the positioning of the development in relation to the width of the buffer to the woodland and advised on other matters which would need to be secured by conditions of any consent e.g. lighting design.

We welcome that through modifications to the proposed layout, the buffer has been increased and to between 28 and 46m between the edge of the compound and the woodland. We accept that a 50m buffer is not considered necessary here because:

- Direct impacts on trees would be avoided due to the separation to ensure protection of root protection zones.
- The proposals are very unlikely to generate any disturbance during operation.

We are now satisfied that the applicant has demonstrated that a smaller buffer would be sufficient and the LPA has certainty that, as stated in paragraph 180c of the NPPF, the distance proposed will avoid the loss *or deterioration* of this ancient woodland (irreplaceable habitat).

We are pleased to note that the scheme would create an extended non-arable buffer to the woodland and a greater separation of the woodland from intensive arable, including a reduction in incidental impacts such as spray drift. As stated in the Ecological Impact Assessment, the landscaping proposal would enhance the woodland edge through creating a higher quality woodland edge habitat than currently present.

We support the Response to Ecology Comments (Hopkins Ecology, 23 February 2022) and agree that the design and palette of the detailed soft landscape planting proposals as shown on the Landscape Strategy Plan 2424 01 Rev. C (Liz Lake Associates, February 2022) is secured by a condition of any consent for comments by both the LPA's consultant ecology and landscape specialists.

We are satisfied that the suggested condition for provision of detailed landscape planting proposals to be submitted and approved prior to the commencement of development and implemented prior to the first operation of the Site is appropriate.

We are satisfied that the lighting scheme will be motion activated and the level of 'human activity' on site would be restricted to maintenance visits rather than a full-time presence, with consequently less disturbance e.g. noise or even recreational disturbance. We recommend that a sensitive lighting scheme which will further minimise spill onto the woodland edge and other neighbouring areas and secured by a condition of any consent. Ideally Infra-Red security lighting should be considered to avoid disturbance to bats and justification provided if this is not feasible.

European Protected Species:

We appreciate confirmation that standard good practice measures and appropriate working methods will be included in a Construction Environmental Management Plan (CEMP): Biodiversity, for mobile species such as Gt crested newt, to be secured as a condition any consent.

We note that the inconsistencies between the AIA and the EcIA have been reviewed and that both Trees T004 and T006 both Oaks have been re-assessed and both are now recorded as having "Low bat roost potential". We agree that these trees will not be directly impacted by the proposed works and indirect impacts would be very low given the distances to the compound and wider considerations. During construction, suitable tree protection measures would be implemented to



avoid impacts on root protection zones and the suggested CEMP (Biodiversity) would include measures such as suitable locations for the works compounds and lighting.

Further to our comments on dormice, we welcome confirmation that the removal of the hedgerow using precautionary works has been agreed with the Applicant. We support the need for flexibility in the scheme of works so recommend that the hedgerow removal works should be covered by a separate Dormouse method statement to be secured by a condition of any consent.

Protected species:

We appreciate the provision of a confidential appendix for details of badger activity and details to avoid impacts during construction. As there are numerous records in the locality, we welcome that a pre-works walkover survey will be included within the CEMP (Biodiversity) to determine presence / absence of protected species such as badgers.

Priority habitats:

We appreciate confirmation that the north boundary of the Site will be planted as a species-rich hedgerow to ensure functionality of the loss of part of H3 Priority species rich hedgerow habitat and note that the Landscape Strategy Plan now Rev. C (Liz Lake Associates, Feb 2022) has been updated to reflect this.

The mitigation measures identified in the Ecological Impact Assessment (Hopkins Ecology, June 2021) and Response to Ecology Comments (Hopkins Ecology, 23 February 2022) should be secured by a condition of any consent and implemented in full. This is necessary to conserve and enhance protected and Priority species particularly bats and dormice.

BNG calculations:

We welcome provision of the full BNG calculations and support the proposed reasonable biodiversity enhancements, which have been recommended to secure measurable net gains for biodiversity, as outlined under Paragraph 174d of the National Planning Policy Framework (2021). We are satisfied that the reasonable biodiversity enhancement measures embedded into the scheme will deliver gain of 11.3% for habitat units and 27.8% for hedgerow units if long term management is secured for the length of time identified by the Biodiversity Metric. We therefore recommend that a Landscape and Ecological Management Plan is required as a condition of any consent which will need to provide details of maintaining the habitats with ecological functionality and connectivity for species.

This will enable LPA to demonstrate its compliance with its statutory duties including its biodiversity duty under s40 NERC Act 2006.

Impacts will be minimised such that the proposal is acceptable, subject to the conditions below based on BS42020:2013.

We recommend that submission for approval and implementation of the details below should be a condition of any planning consent.

Recommended conditions

1. ACTION REQUIRED IN ACCORDANCE WITH ECOLOGICAL APPRAISAL RECOMMENDATIONS



“All mitigation and enhancement measures and/or works shall be carried out in accordance with the details contained in the Ecological Impact Assessment (Hopkins Ecology, June 2021) and Response to Ecology Comments (Hopkins Ecology, 23 February 2022) as already submitted with the planning application and agreed in principle with the local planning authority prior to determination.

This may include the appointment of an appropriately competent person e.g. an ecological clerk of works (ECoW) to provide on-site ecological expertise during construction. The appointed person shall undertake all activities, and works shall be carried out, in accordance with the approved details.”

Reason: To conserve and enhance protected and Priority species and allow the LPA to discharge its duties under the Conservation of Habitats and Species Regulations 2017 (as amended), the Wildlife & Countryside Act 1981 as amended and s40 of the NERC Act 2006 (Priority habitats & species).

2. PRIOR TO COMMENCEMENT: HAZEL DORMOUSE METHOD STATEMENT

“A Hazel Dormouse Method Statement shall be submitted to and approved in writing by the local planning authority. This will contain precautionary mitigation measures and/or works to reduce potential impacts to Hazel Dormouse during the removal of hedgerow H3 during the construction phase.

The measures and/works shall be carried out strictly in accordance with the approved details and shall be retained in that manner thereafter.”

Reason: To conserve protected and Priority species and allow the LPA to discharge its duties under the Conservation of Habitats and Species Regulations 2017 (as amended), the Wildlife & Countryside Act 1981 (as amended) and s40 of the NERC Act 2006 (Priority habitats & species).

3. PRIOR TO COMMENCEMENT: CONSTRUCTION ENVIRONMENTAL MANAGEMENT PLAN FOR BIODIVERSITY

“A construction environmental management plan (CEMP: Biodiversity) shall be submitted to and approved in writing by the local planning authority.

The CEMP (Biodiversity) shall include the following.

- a) Risk assessment of potentially damaging construction activities.*
- b) Identification of “biodiversity protection zones”.*
- c) Practical measures (both physical measures and sensitive working practices) to avoid or reduce impacts during construction (may be provided as a set of method statements).*
- d) The location and timing of sensitive works to avoid harm to biodiversity features.*
- e) The times during construction when specialist ecologists need to be present on site to oversee works.*
- f) Responsible persons and lines of communication.*
- g) The role and responsibilities on site of an ecological clerk of works (ECoW) or similarly competent person.*
- h) Use of protective fences, exclusion barriers and warning signs.*



- i) *Containment, control and removal of any Invasive non-native species present on site*

The approved CEMP shall be adhered to and implemented throughout the construction period strictly in accordance with the approved details, unless otherwise agreed in writing by the local planning authority"

Reason: To conserve protected and Priority species and allow the LPA to discharge its duties under the Conservation of Habitats and Species Regulations 2017 (as amended), the Wildlife & Countryside Act 1981 (as amended) and s40 of the NERC Act 2006 (Priority habitats & species).

4. PRIOR TO BENEFICIAL USE: WILDLIFE SENSITIVE LIGHTING DESIGN SCHEME

"A lighting design scheme for biodiversity shall be submitted to and approved in writing by the local planning authority. The scheme shall identify those features on site that are particularly sensitive for bats and that are likely to cause disturbance along important routes used for foraging; and show how and where external lighting will be installed (through the provision of appropriate lighting contour plans, Isolux drawings and technical specifications) so that it can be clearly demonstrated that areas to be lit will not disturb or prevent bats using their territory.

All external lighting shall be installed in accordance with the specifications and locations set out in the scheme and 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."

Reason: To allow the LPA to discharge its duties under the Conservation of Habitats and Species Regulations 2017 (as amended), the Wildlife & Countryside Act 1981 as amended and s40 of the NERC Act 2006 (Priority habitats & species)

5. PRIOR TO BENEFICIAL USE: LANDSCAPE AND ECOLOGICAL MANAGEMENT PLAN

"A Landscape and Ecological Management Plan (LEMP) shall be submitted to, and be approved in writing by, the local planning authority prior to beneficial use of the development.

The content of the LEMP shall include the following:

- a) Description and evaluation of features to be managed.*
- b) Ecological trends and constraints on site that might influence management.*
- c) Aims and objectives of management.*
- d) Appropriate management options for achieving aims and objectives.*
- e) Prescriptions for management actions.*
- f) Preparation of a work schedule (including an annual work plan capable of being rolled forward over a five-year period).*
- g) Details of the body or organisation responsible for implementation of the plan.*
- h) Ongoing monitoring and remedial measures.*

The LEMP shall also include details of the legal and funding mechanism(s) by which the long-term implementation of the plan will be secured by the developer with the management body(ies) responsible for its delivery. The plan shall also set out (where the results from monitoring show that conservation aims and objectives of the LEMP are not being met) how contingencies and/or remedial action will be identified, agreed and implemented so that the



development still delivers the fully functioning biodiversity objectives of the originally approved scheme. The approved plan will be implemented in accordance with the approved details.”

Reason: To allow the LPA to discharge its duties under the Conservation of Habitats and Species Regulations 2017 (as amended), the Wildlife & Countryside Act 1981 (as amended) and s40 of the NERC Act 2006 (Priority habitats & species)

Please contact us with any further queries.

Yours sincerely,

Sue Hooton CEnv MCIEEM BSc (Hons)

Principal Ecological Consultant

placeservicesecology@essex.gov.uk

Place Services provide ecological advice on behalf of Mid Suffolk District Council

Please note: This letter is advisory and should only be considered as the opinion formed by specialist staff in relation to this particular matter.

From: Nathan Pittam
Sent: 12 October 2021 10:33
To: BMSDC Planning Area Team Pink
Cc: Bron Curtis
Subject: DC/21/05468. Land Contamination

EP Reference : 299011
DC/21/05468. Land Contamination
Land To The South Of, Bullen Lane, Bramford, IPSWICH, Suffolk, IP8 4JD.
Construction and operation of a 100MW Battery Energy Storage System, and related infrastructure with associated access, landscaping and drainage.

Having reviewed the application I can confirm that I have no objection to the proposed development from the perspective of land contamination. I would only request that the LPA are contacted in the event of unexpected ground conditions being encountered during construction and that the below minimum precautions are undertaken until such time as the LPA responds to the notification. I would also advise that the developer is made aware that the responsibility for the safe development of the site lies with them.

Kind regards

Nathan

Nathan Pittam BSc. (Hons.) PhD
Senior Environmental Management Officer

Babergh and Mid Suffolk District Councils – Working Together

From: BMSDC Planning Area Team Green <planninggreen@baberghmidsuffolk.gov.uk>

Sent: 13 Oct 2021 03:22:08

To:

Cc:

Subject: FW: DC/21/05468 - Air Quality

Attachments:

From: Jennifer Lockington <Jennifer.Lockington@baberghmidsuffolk.gov.uk>

Sent: 13 October 2021 12:47

To: Bron Curtis <Bron.Curtis@baberghmidsuffolk.gov.uk>; BMSDC Planning Area Team Green <planninggreen@baberghmidsuffolk.gov.uk>

Cc: BMSDC Planning Mailbox <planning@baberghmidsuffolk.gov.uk>

Subject: DC/21/05468 - Air Quality

Dear Bron

YOUR REF: 21/05468

OUR REF: 299012

SUBJECT: Land To The South Of, Bullen Lane, Bramford, Suffolk IP8 4JD

Full Planning Application - Construction and operation of a 100MW Battery Energy Storage System, and related infrastructure with associated access, landscaping and drainage.

Please find below my comments regarding air quality matters only.

Thank you for your consultation on the above application.

I have no objections with regard to air quality.

Regards

Jennifer Lockington (Mrs)

Senior Environmental Management Officer

Babergh & Mid Suffolk District Councils - Working Together

tel: 01449 724706

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

Please note - I work Tuesdays and Wednesdays

From: Susan Lennard <Susan.Lennard@baberghmidsuffolk.gov.uk>
Sent: 09 March 2022 15:22
To: Bron Curtis <Bron.Curtis@baberghmidsuffolk.gov.uk>
Cc: Andy Rutson-Edwards <Andy.Rutson-Edwards@baberghmidsuffolk.gov.uk>; Susan Lennard <Susan.Lennard@baberghmidsuffolk.gov.uk>
Subject: PLANNING CONSULTATION DC2105468

PLANNING APPLICATION NO: DC/21/05468

PROPOSAL : Construction and operation of 100Mw Battery Energy Storage System and related infrastructure.

LOCATION: Land to south of Bullen Lane, Bramford.

CONSULTEE COMMENTS: Noise, Odour, Light, Smoke.

Dear Bron,

I write with regard to the consultation received in relation to the above application. The Environmental Protection Team provided the following comments in respect of the application in October 2021 as follows;

I have no objections in principle to this development of a 100MW Battery energy storage system. However I would recommend the following conditions:

NOISE

1. Prior to the development hereby permitted coming into beneficial use, a competent person shall have ensured that the rating level of noise emitted from all equipment associated with the proposed fixed installation on site, when running at full capacity does not exceed the sound levels predicted at facades of noise-sensitive premises in the Professional Consult Noise impact assessment report:- 21.006.1R1 dated 9 June 2021. The assessment shall have been made in accordance with the current version of British Standard 4142 and confirmation of the findings of the assessment shall have been submitted to the Local Planning Authority and agreed prior to the condition being discharged. For any measured exceedances of the predicted daytime and night time noise levels measured, a scheme of mitigation shall be submitted to, and agreed in writing by, the Local Planning Authority. This scheme shall be adhered to thereafter during the lifetime of the development being in beneficial use.

Reason – To protect the occupiers of noise sensitive dwellings from any adverse impacts of plant noise.

LIGHTS

Any external lighting associated with the development shall be kept to the minimum necessary for the purposes of security and site safety and shall prevent upward and outward light radiation.

Reason – To minimise detriment to nearby residential amenity during construction of the scheme.

3. Noise intrusive construction/ground works to the site shall be limited to the following hours: Monday to Friday between 08:00 hrs and 18:00 hrs Saturday between 08:00 hrs and 13:00 hrs. No noise intrusive work to be undertaken on a Sunday, Bank, or Public Holiday.

Reason – To minimise detriment to nearby existing residential amenity.

4. No materials produced as a result of the site development or clearance shall be burned on site. All reasonable steps, including damping down site roads, shall be taken to minimise dust and litter emissions from the site whilst works of construction and site clearance are in progress. All bulk carrying vehicles accessing the site shall be suitably sheeted to prevent nuisance from dust in transit.

Reason – To minimise detriment to nearby residential amenity.

I note that the applicant has provided a revision to the original Noise Report (**Professional Consult** (Report 21.06.R2) dated 18th February 2022). This report follows an assessment using modelling software to model the predicted level of noise at the closest receptors to the Site and the report concludes that

- **The rated level of noise proposed by the proposed Development is acceptable at the closest residential receptors.**
- **During the night – time period, the level of noise falls below the internal noise criteria level for bedrooms.**
- **The predicted noise levels from proposed operations at the Site, are considered to be sufficiently low enough to afford compliance with the ‘No Observed Effect Level’ as detailed in the PPG and as such noise should not be deemed to be a determining factor in the granting of planning permission for this Site.**

We note the findings of this report revision however as the recommendation is “prior to the development coming into beneficial use” and thus would expect to see the results of the system in operation by way of post construction/installation noise measurements to demonstrate that the development when operating at full capacity accords with the sound levels predicted at facades of noise-sensitive premises in the Professional Consult Noise impact assessment report:- 21.006.1R1.

With Kind regards

Sue Lennard
Senior Environmental Protection Officer
Public Protection

Please note I am a part time officer working each Monday Tuesday and Wednesday each week.

Babergh and Mid Suffolk District Councils – Working Together

Susan.lennard@baberghmidsuffolk.gov.uk

01449 724943

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

From: BMSDC Planning Area Team Green <planninggreen@babberghmidsuffolk.gov.uk>

Sent: 15 Oct 2021 12:08:25

To:

Cc:

Subject: FW: DC/21/05468

Attachments:

From: Andy Rutson-Edwards <Andy.Rutson-Edwards@babberghmidsuffolk.gov.uk>

Sent: 15 October 2021 11:38

To: Bron Curtis <Bron.Curtis@babberghmidsuffolk.gov.uk>; BMSDC Planning Area Team Green <planninggreen@babberghmidsuffolk.gov.uk>; BMSDC Planning Mailbox <planning@babberghmidsuffolk.gov.uk>

Subject: DC/21/05468

Environmental Health -
Noise/Odour/Light/Smoke

APPLICATION FOR PLANNING PERMISSION - DC/21/05468

Proposal: Full Planning Application - Construction and operation of a 100MW Battery Energy Storage System, and related infrastructure with associated access, landscaping and drainage.

Location: Land To The South Of, Bullen Lane, Bramford, Suffolk IP8 4JD

I have no objections in principle to this development of a 100MW Battery energy storage system. However I would recommend the following conditions:

NOISE

1. Prior to the development hereby permitted coming into beneficial use, a competent person shall have ensured that the rating level of noise emitted from all equipment associated with the proposed fixed installation on site, when running at full capacity does not exceed the sound levels predicted at facades of noise-sensitive premises in the Professional Consult Noise impact assessment report:- 21.006.1R1 dated 9 June 2021.

The assessment shall have been made in accordance with the current version of British Standard 4142 and confirmation of the findings of the assessment shall have been submitted to the Local Planning Authority and agreed prior to the condition being discharged.

For any measured exceedances of the predicted daytime and night time noise levels measured, a scheme of mitigation shall be submitted to, and agreed in writing by, the Local Planning Authority. This scheme shall be adhered to thereafter during the lifetime of the development being in beneficial use.

Reason – To protect the occupiers of noise sensitive dwellings from any adverse impacts of plant noise.

LIGHTS

2. Any external lighting associated with the development shall be kept to the minimum necessary for the purposes of security and site safety and shall prevent upward and outward light radiation.

Reason – To minimise detriment to nearby residential amenity

During construction of the scheme.

3. Noise intrusive construction/ground works to the site shall be limited to the following hours: Monday to Friday between 08:00 hrs and 18:00 hrs Saturday between 08:00 hrs and 13:00 hrs. No noise intrusive work to be undertaken on a Sunday, Bank, or Public Holiday.

Reason – To minimise detriment to nearby existing residential amenity.

4. No materials produced as a result of the site development or clearance shall be burned on site. All reasonable steps, including damping down site roads, shall be taken to minimise dust and litter emissions from the site

whilst works of construction and site clearance are in progress. All bulk carrying vehicles accessing the site shall be suitably sheeted to prevent nuisance from dust in transit.

Reason – To minimise detriment to nearby residential amenity.

Andy

Andy Rutson-Edwards, MCIEH AMIOA

Senior Environmental Protection Officer

Babergh and Mid Suffolk District Council - Working Together

Tel: 01449 724727

Email andy.rutson-edwards@baberghmidsuffolk.gov.uk

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

From: BMSDC Planning Area Team Green <planninggreen@baberghmidsuffolk.gov.uk>

Sent: 28 Oct 2021 10:27:05

To:

Cc:

Subject: FW: DC/21/05468

Attachments:

From: Simon Davison <Simon.Davison@baberghmidsuffolk.gov.uk>

Sent: 28 October 2021 08:11

To: BMSDC Planning Area Team Green <planninggreen@baberghmidsuffolk.gov.uk>

Subject: DC/21/05468

Dear Bron,

APPLICATION FOR PLANNING PERMISSION - DC/21/05468

Proposal: Full Planning Application - Construction and operation of a 100MW Battery Energy Storage System, and related infrastructure with associated access, landscaping and drainage.

Location: Land To The South Of, Bullen Lane, Bramford, Suffolk IP8 4JD

I have no condition to apply to the application.

Kind regards

Simon Davison PIEMA
Senior Environmental Management Officer
Babergh and Mid Suffolk District Councils - Working Together

Mobile: 07874 634932

t: 01449 724728

email: simon.davison@baberghmidsuffolk.gov.uk

w: www.babergh.gov.uk www.midsuffolk.gov.uk



Planning Services
Mid Suffolk District Council
Endeavour House
8 Russell Road
Ipswich
IP1 2BX

28/03/22

For the attention of: Bron Curtis

Ref: DC/21/05468; Land To The South Of, Bullen Lane, Bramford, Suffolk IP8 4JD

Thank you for re-consulting is on the full planning application - Construction and operation of a 100MW Battery Energy Storage System, and related infrastructure with associated access, landscaping and Drainage. This letter sets out our consultation response on how the proposal relates and responds to the landscape setting and context of the site.

We have reviewed the additional document and plans submitted 02/03/22 and welcome the clarifications, the requested visualisations and arboricultural report. An assessment of the site was undertaken by a Chartered Landscape Architect and member of the Landscape Institute during a site visit on 04/03/22. We are satisfied that the site baseline has been accurately represented and the subsequent scheme and mitigation measure have been fully considered.

While there would be noticeable change to the character of the landscape, the visualisations demonstrate that the mitigation measures outlined will sufficiently screen the development and that any residual effects would be localised, therefore we have no landscape objections to the proposed development.

If minded for approval, we would recommend the following conditions for consideration to ensure adequate control over the final design and ensure a satisfactory appearance of the development:

ACTION REQUIRED PRIOR TO COMMENCEMENT OF DEVELOPMENT: SUBMISSION OF LANDSCAPE DETAILS

Prior to commencement of landscape works hereby approved, details comprising plans and particulars shall be submitted to the Local Planning Authority showing precise details of the hard and soft landscaping which shall form part of the development hereby permitted. Any scheme of landscaping details as may be agreed in writing by the Local Planning Authority shall show the existing trees, shrubs, and hedgerows on the site where to be retained and shall include details of:

- a) A specification of soft landscape works, include a schedule of species, size, density and spacing of all trees, shrubs and hedgerows to be planted, indicating any areas of advanced planting.
- b) areas to be grass seeded or turfed, including cultivation and other operations associated with plant and grass establishment.
- c) paved or otherwise hard surfaced areas including the extent and specification for footways and kerbing, together with the type and specification of all permeable paving and asphalt surfaces.
- d) existing and finished levels shown as contours with cross-sections, if appropriate.
- e) A specification for all means of enclosure and site boundary treatments to include height, material, colour and finishes.

Such details as may be agreed, shall be implemented in their entirety during the first planting season (October to March inclusive) following approval, or in any other such phased arrangement as may be agreed in writing by the Local Planning Authority.

Any tree, shrub or hedge plant (including replacement plants) removed, uprooted, destroyed, or be caused to die, or become seriously damaged or defective, within five years of planting, shall be replaced by the developer(s) or their successors in title, with species of the same type, size and in an agreed location, in the first available planting season following removal.

ACTION REQUIRED PRIOR TO COMMENCEMENT OF DEVELOPMENT: LANDSCAPE MANAGEMENT PLAN (LMP)

No development shall take place until there has been submitted to and approved, in writing, by the Local Planning Authority a landscape management plan for a minimum of 5 years. This should include:

- a) Drawings showing:
 1. The extent of the LMP; ie only showing the areas to which the LMP applies, areas of private ownership should be excluded
- b) Written Specification detailing:
 1. All operation and procedures for soft landscape areas; inspection, watering, pruning, cutting, mowing, clearance and removal of arisings and litter, removal of temporary items (fencing, guards and stakes) and replacement of failed planting.
 2. All operations and procedures for hard landscape areas; inspection, sweeping, clearing of accumulated vegetative material and litter, maintaining edges, and painted or finished surfaces.
 3. Furniture (signage, bins)
 4. All operations and procedures for surface water drainage system; inspection of linear drains and swales, removal of unwanted vegetative material and litter.
- c) Maintenance task table which explains the maintenance duties across the site in both chronological and systematic order.

If you have any queries regarding the matters above, please do not hesitate to contact me.

Kind regards,

Kim Howell BA (Hons) DipLA CMLI
Landscape Consultant

Place Services provide landscape advice on behalf of Babergh and Mid Suffolk District Councils. Please note: This letter is advisory and should only be considered as the opinion formed by specialist staff in relation to this particular matter.

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Planning Services
Mid Suffolk District Council
Endeavour House
8 Russell Road
Ipswich
IP1 2BX

08/12/2021

For the attention of: Bron Curtis

Ref: DC/21/05468; Land To The South Of, Bullen Lane, Bramford, Suffolk IP8 4JD

Thank you for consulting is on the full planning application - Construction and operation of a 100MW Battery Energy Storage System, and related infrastructure with associated access, landscaping and Drainage. This letter sets out our consultation response on how the proposal relates and responds to the landscape setting and context of the site.

We have reviewed the submitted document and plans and have the following observations and recommendations:

Landscape and Visual Impact

In line with Core Strategy CS2 a Landscape and Visual Impact Assessment (LVIA) has been produced and accompanies the application. The LVIA is broadly in line within the principles set out on the third edition of "Guidelines for Landscape and Visual Impact Assessment"(GLVIA3) and includes an assessment of landscape and visual receptors.

That being said, the assessment has judged that the highest sensitivity to the development would be users of several public footpaths to the north and east of the site and two private properties (Fidgeon's Farm and Thornbush Hall) to the east of the site, yet viewpoints close to these receptors have not been included. While we accept that providing photographs from the properties themselves would not be possible, there are Public Rights of Way (PROW) that pass in close proximity to these properties that could be photographed to illustrate that there would be Negligible affect from these locations.

Secondly with regards to the submitted photographs in appendix 2A. These appear to be stitched images which is acceptable, though this has not been stated in the written method section. The size which the photographs are presented at is also unclear. In line with Technical Guidance Note (TGN) 06/19 (Landscape Institute, September 2019) we would expect these to be 820 x 250 minimum (height as appropriate).

Similarly, the location of the word 'site' on photography is misleading as the development would cover a larger area than shown; the photographs that show the site in its context would benefit from the extent of the redline boundary being shown (eg photos 5 & 8).

It is unclear how the selection of viewpoints was made. The selection fails to include any assessment of the impact on users of the byway 042/0 or footpath 054/0. A plan showing the Zone of Theoretical Influence (ZTI) has not been included with the appendix which may have excluded these views based on landform.



No visual representations of the proposal have been provided as part of the LVIA . A number of elevations of the projected boundary have been provided separately, however these do not represent how the development would be viewed in the context of the landscape. We would recommend that some type 3 – photowire visualisations (AVR level 1) should be produced to illustrate the mass of the development to confirm and verify that the assessment of the visual impacts are accurate. Due to the localised nature of the change to visual amenity we would recommend that viewpoints 1, 5(or 9) and 8 can be used as the basis for these.

Landscape Proposals

A landscape strategy has been provided that outlines the proposed location of the various landscape elements, though it provides no details of numbers, sizes and finishes etc. Therefore we recommend that a detailed landscape scheme and landscape management plan be secured by condition.

The proximity of the development to Bullen Wood, which is registered with Natural England as ancient semi-natural woodland is of concern. There is potential to indirectly impact this established and valued feature in the landscape. NPPF paragraph 180 c) recommends refusal of development which result in the loss or deterioration of irreplaceable habitats such as ancient woodlands. The planned buffer is 15m, yet the Woodland Trust recommendation is 50m unless it is demonstrated that a smaller buffer would suffice.

Furthermore, the SuDS attenuation basin has been placed to the south of the site, working with existing contours, however we do have concerns with regards to the suitability of this location. There is a potential to alter the water table locally and of chemical contamination from not only the batteries, but the construction phase and ongoing vehicle access to the site. The submitted information fails to demonstrate how the risks will be managed. Consideration should also be given to the cumulative effects of the existing Power station and the potential detrimental effect this may have on Bullen Woods.

Based on the matters above, we would recommend that comment is sought from the LPA's Arboricultural officer, with regard to any foreseeable impacts and the suitability of the offset provided.

In summary, we would advise that the above matters are considered before making a final judgement of the impacts and suitability of the mitigation measures.

If you have any queries regarding the matters above, please do not hesitate to contact me.

Kind regards,

Kim Howell BA (Hons) DipLA CMLI
Landscape Consultant

Place Services provide landscape advice on behalf of Babergh and Mid Suffolk District Councils. Please note: This letter is advisory and should only be considered as the opinion formed by specialist staff in relation to this particular matter.

From: BMSDC Planning Area Team Green <planninggreen@babberghmidsuffolk.gov.uk>

Sent: 26 Oct 2021 03:48:03

To:

Cc:

Subject: FW: DC/21/05468 - Land To The South Of Bullen Lane, Bramford

Attachments:

From: BMSDC Public Realm Mailbox <public.realm@babberghmidsuffolk.gov.uk>

Sent: 26 October 2021 14:41

To: BMSDC Planning Area Team Green <planninggreen@babberghmidsuffolk.gov.uk>

Cc: consultpuplicrealm@babberghmidsuffolk.gov.uk

Subject: RE: DC/21/05468 - Land To The South Of Bullen Lane, Bramford

Good Afternoon,

Thank you for your email. We understand there is no comment to make, however the public realm officer who deals with this is on leave this week and would ask if there could be an extension on the date to allow them to respond if required.

Many thanks.

Kind Regard,
Jane

Jane Barrett
Administration & Technical Support Officer
Countryside and Public Realm
Babergh and Mid Suffolk District Councils – Working together
Working Pattern Monday - Wednesday

From: BMSDC Planning Area Team Green <planninggreen@babberghmidsuffolk.gov.uk>

Sent: 26 October 2021 12:33

Subject: DC/21/05468 - Land To The South Of Bullen Lane, Bramford

Good afternoon,

We would have sent yourself a consultation request for the above application on 06/10/2021. Your consultation request is due to expire on 27/10/2021.

If you do not wish to comment, please respond to this email. If you intend to provide comments, we look forward to receiving these at your earliest convenience.

Kind Regards,

Josie Kett

Customer Service Team

Babergh and Mid Suffolk District Councils - Working Together

Please note that my working days are Monday, Tuesday and Fridays.

Thank you for your email.

We aim to respond to your email as quickly as possible, however a full response to more complex enquiries may take up to 10 working days, in line with the councils service standards.

For our latest Coronavirus response please visit [click the following link-](https://www.midsuffolk.gov.uk/features/our-covid-19-response/)

<https://www.midsuffolk.gov.uk/features/our-covid-19-response/>



Thank you for contacting us and for your patience, while we work hard to protect our staff, residents, communities and businesses and keep essential services running during the coronavirus outbreak.

During this time, we may have to reduce or suspend services, but we aim to respond to your query as soon as possible. In some cases we may not be able to deal with your request until business as usual is resumed.

Alternatively you may find the answer to your enquiry on our websites:

Email: planning@baberghmidsuffolk.gov.uk

Websites: www.babergh.gov.uk www.midsuffolk.gov.uk

Free advice can be found on the planning portal, please see link below:

www.planningportal.co.uk

The Customer Service Team

Endeavor House,

8 Russell Road,

Ipswich,

IP1 2BX

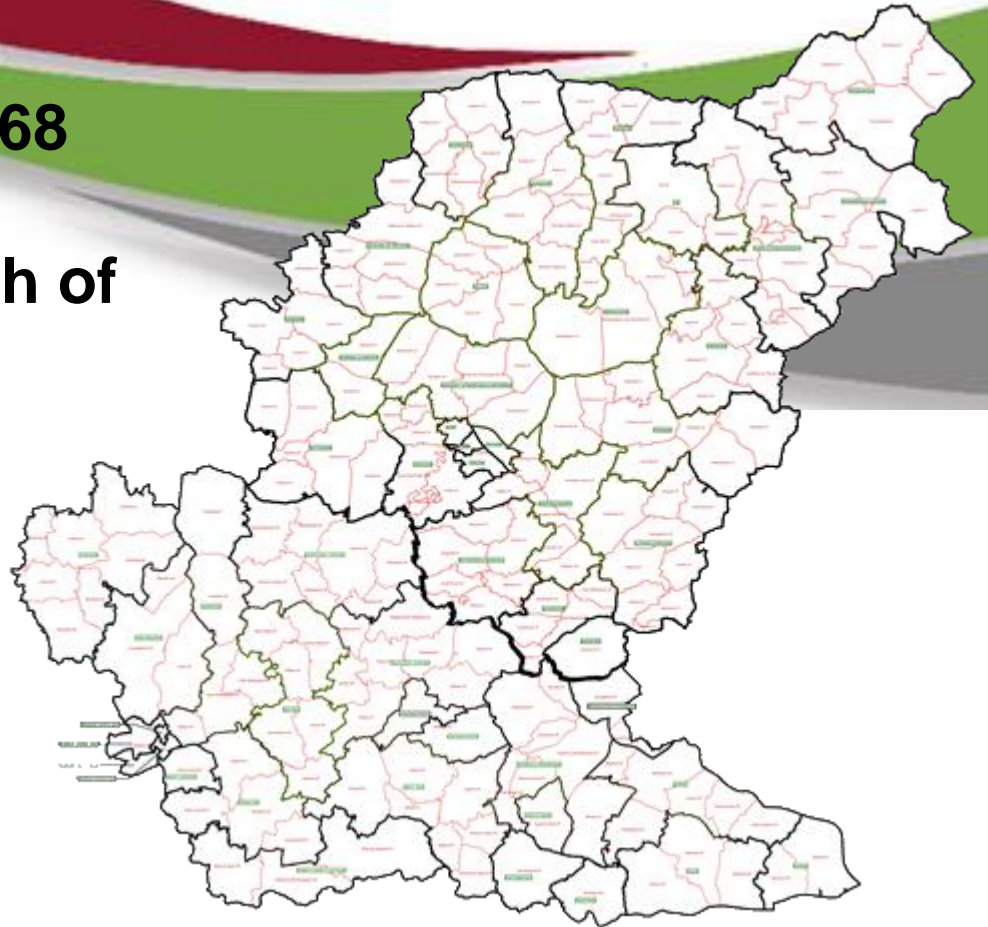
Please note that our own Householder and Discharge of Condition forms are now “live” on our website via the following link: <https://www.babergh.gov.uk/planning/development-management/apply-for-planning-permission/> The fees can be paid online by debit or credit card and will attract no additional submission charges (E.g. £20 charged by the Planning Portal)

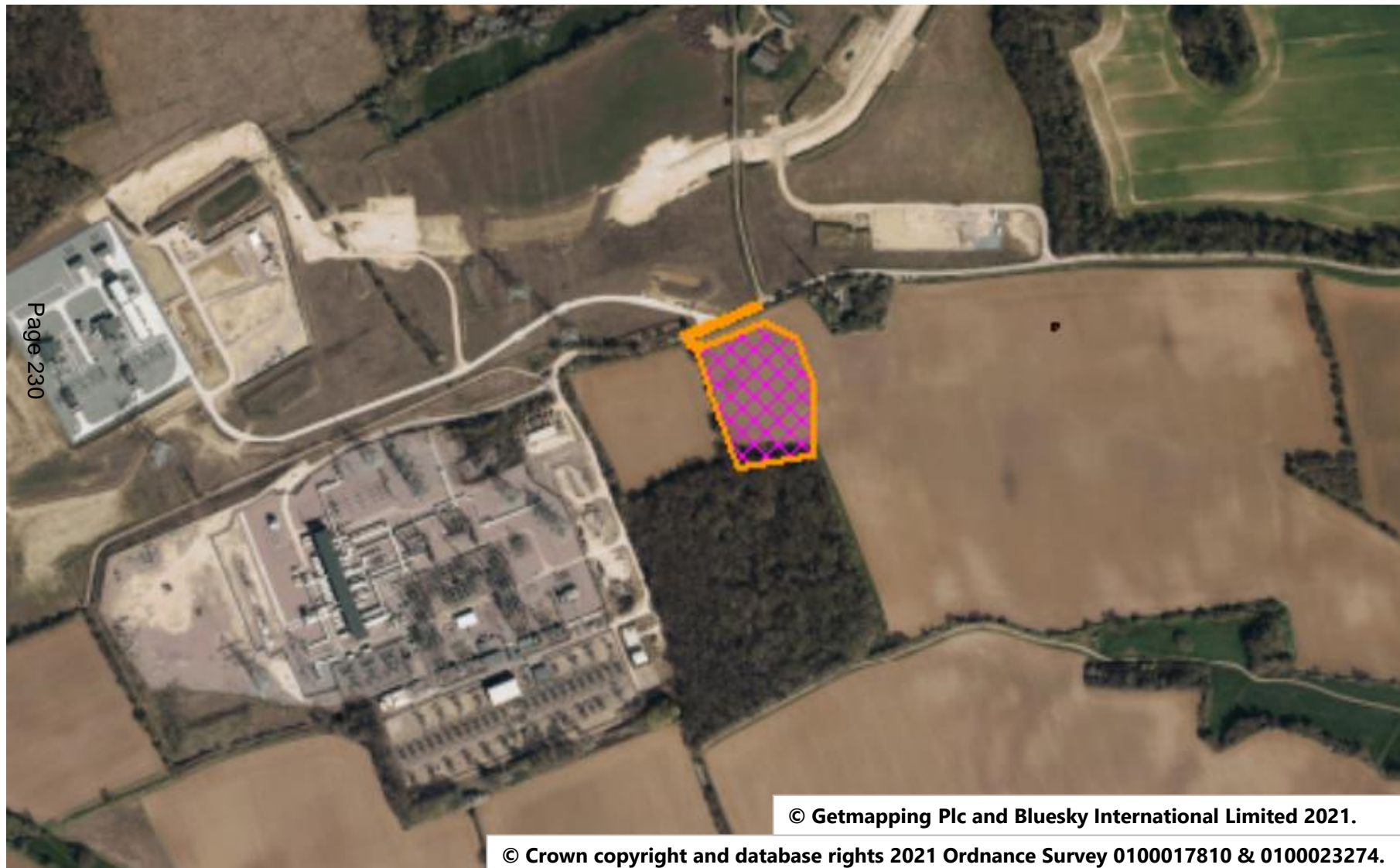
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Application No: DC/21/05468

**Address: Land to the South of
Bullen Lane, Bramford**

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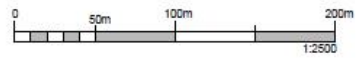
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Aerial Map – wider view

Slide 3





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Wednesday August 18 2021, 9:59 AM
 F:\Engineering\Major Projects\RENEWABLES\MS
 Projects\0000206383-01-
 Bramford\CAO\BESS-BRM-TP-XX-XX-PL-06-DR-030 - 032 - SW
 Drawing

THIS IS A CONTROLLED CAD DRAWING - MANUAL CHANGES MUST NOT BE MADE

No.	Date	By	Description
000	14/02/21	SW	Initial Issue
001	23/02/21	SW	Drawing updated to suit client comments dated 18/02/21
002	18/08/21	SW	Scale changed and proposed layout removed

Legend

- Site Boundary
- Site Location

Draft for Planning

THIS DRAWING IS NOT TO BE USED FOR CONSTRUCTION

Client:
 SMS Energy Services & Bramford Power Ltd

Site Name:
 Bramford BESS

Drawing Title:
 Site Location Plan

Drawn	Checked
SW 18/08/21	PN 18/08/21

Approved	Scale
PN 18/08/21	1:2500 @ A3

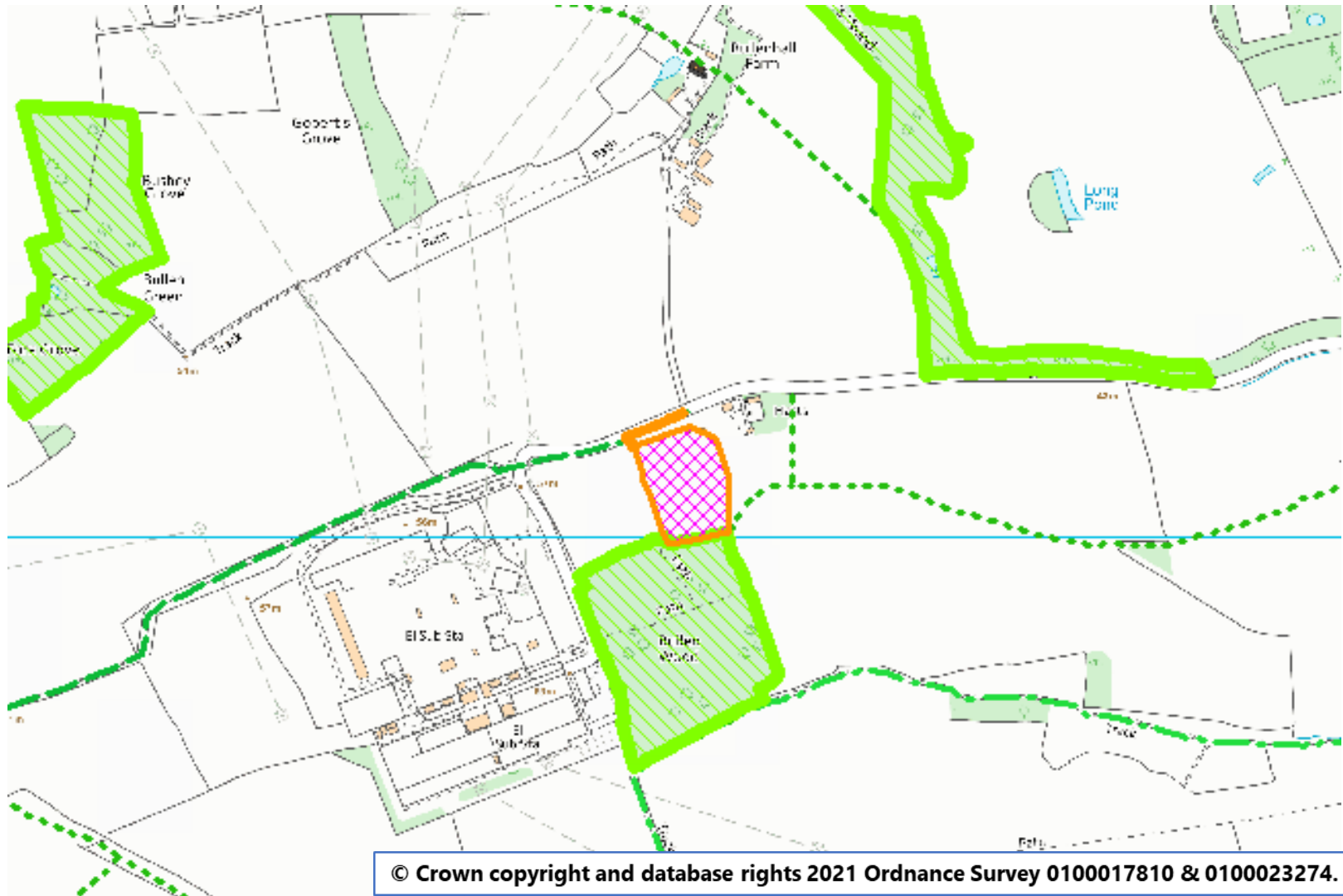
SMS PLC uses the copyright of this drawing which is supplied in confidence and must not be used for any purpose other than that for which it is supplied and must not be reproduced without written permission from the owner.

SMS PLC, Phoenix House, Copper Wall, Garbutt Gate, Sudbury Park, Garbutt CP23 8DA
 Tel: 029 2079 9000 Fax: 029 2079 9001 info@smsplc.com

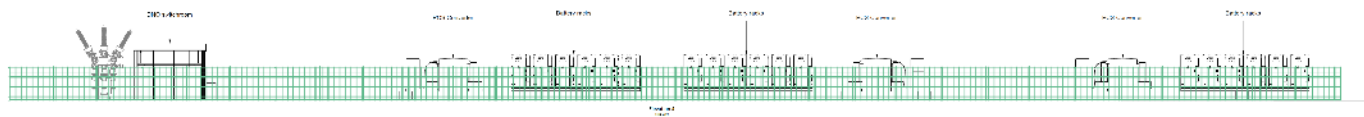
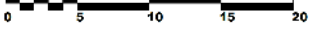
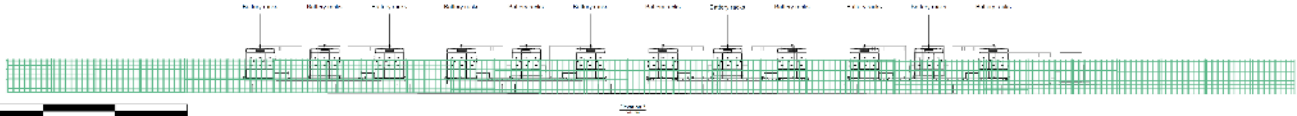
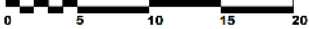
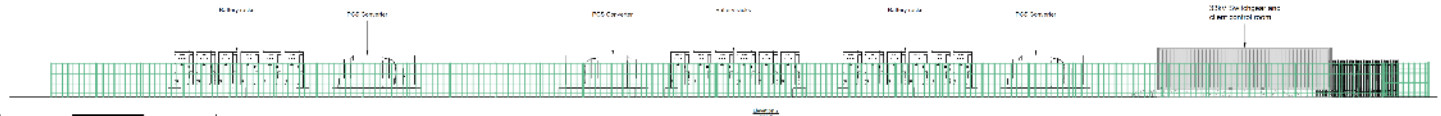
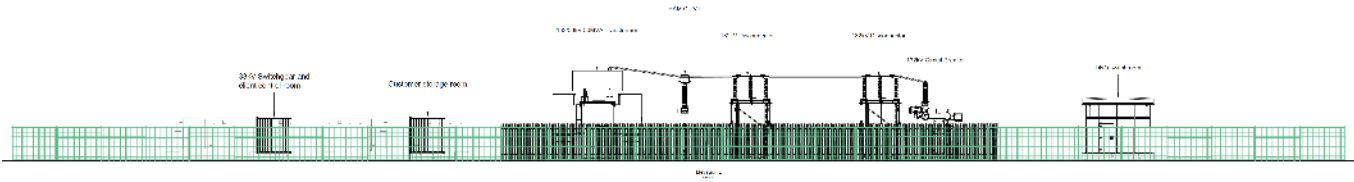
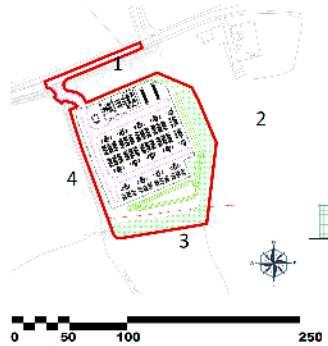
Project Number	Drawing Number	Revision
E000206383	BESS-BRM-TP-XX-XX-PL-06-DR-030	P02

Constraints Map

- County Wildlife Sites
- Footpath
- Bridleway
- Listed Buildings**
- Grade II



Proposed Site Elevations



Author	...
Checked	...
Approved	...
Date	...
Scale	...
Sheet No.	...
Total Sheets	...

Page 235

This drawing may not allow a liability or disclaimer to be added or amended without written consent.

The exact position of apparatus should be verified on site using approved methods and should not be assumed to be correct.

Draft for Planning

Prepared by: ...

Checked by: ...

Approved by: ...

Date: ...

Scale: ...

Sheet No.: ...

Total Sheets: ...

...

...





ELEVATION 1 / 1:100

FULLY ESTABLISHED



ELEVATION 2 / 1:150

FULLY ESTABLISHED



ELEVATION 3 / 1:100

FULLY ESTABLISHED



ELEVATION 1 / 1:100



YEAR 5

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ELEVATION 2 / 1:150

YEAR 5



ELEVATION 3 / 1:100

YEAR 5



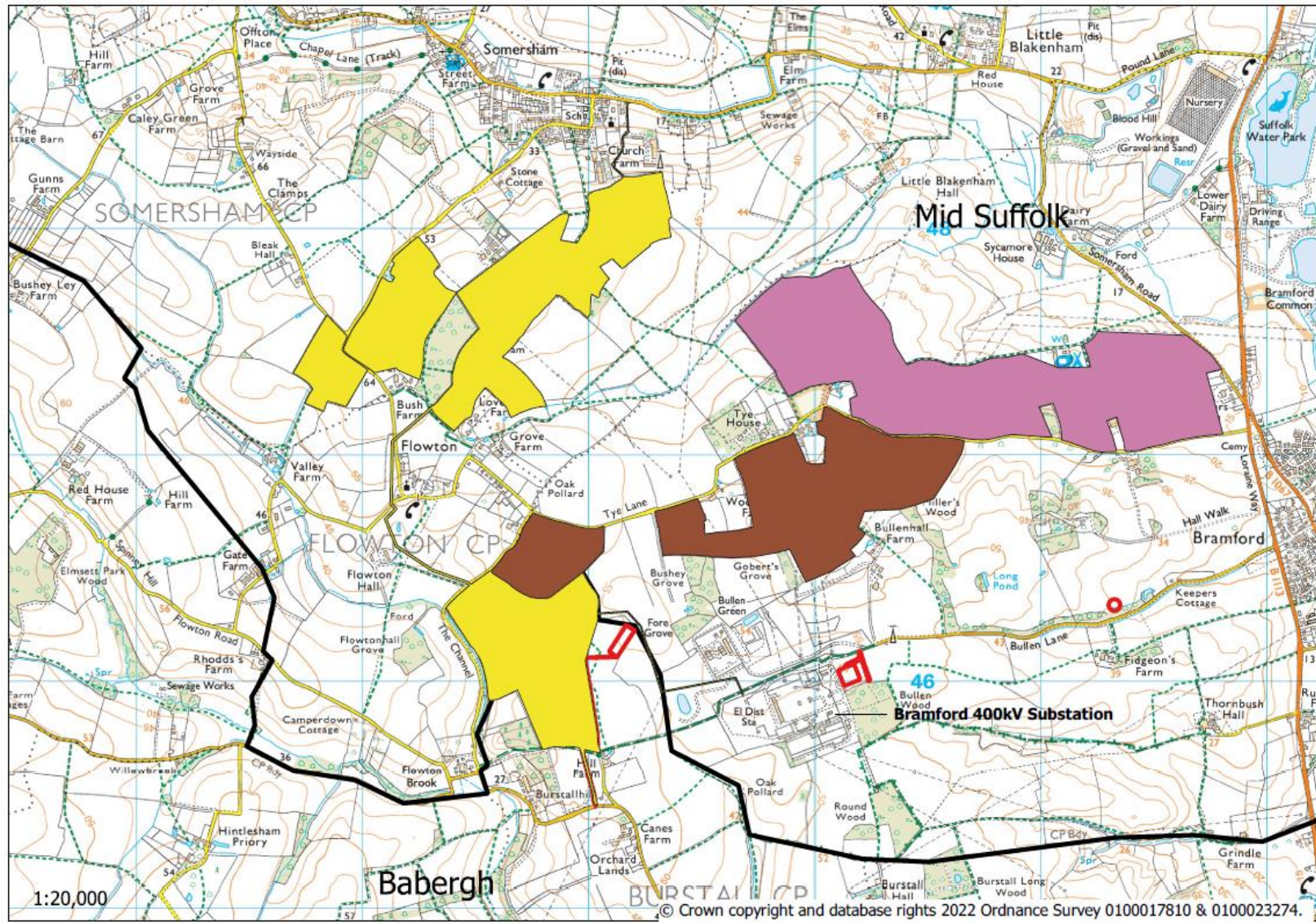
LEGEND

-  Red line Boundary
-  Proposed battery storage facility
Refer to Engineer's drawings for details.
-  Proposed weldmesh fence
-  Existing Public Right of Way (PROW)
- Soft Landscape:**
-  Existing retained vegetation
-  Proposed native woodland block
(Mix to include: Oak, Hornbeam, Holly, Lime, Cherry)
-  Proposed native trees within proposed hedgerow and scrub planting
-  Proposed native hedgerow (Mix to include: Hawthorn, Hazel, Field Maple)
-  Proposed scrub planting to infill existing vegetation
-  Proposed attenuation basin with meadow mixture for wetlands
-  Proposed drainage swale with meadow mixture for wetlands
-  Proposed grassland

Rev	Date	Description
A	21.09.23	Redline updated
B	22.02.15	Layout updated
C	22.02.17	Layout updated

Title: Landscape Strategy Plan
Project: Land at Bullen Lane, Bramford
Client: Bramford Power Ltd
Date: September 2023
Scale: 1:500 @ A2
Drawing No: 2434 01
Rev: C





1:20,000

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