

From: Kathie Guthrie (Cllr)
Sent: 01 October 2018 16:15
To: Bradly Heffer <Bradly.Heffer@babberghmidsuffolk.gov.uk>
Cc: Steven Stroud <Steven.Stroud@babberghmidsuffolk.gov.uk>
Subject: Aspall Cyder DC/18/04059

Dear Bradly,

Aspall community does not have a Parish Council but a Parish Meeting. There is no Parish Clerk as a result of which it falls to the District Councillor to deal with communications.

There are 20 Houses in Aspall and I hand delivered notification of this application and asked for comments.

Those who objected did so most strongly.

The objections are:-

Increase in traffic and poor response from SCC Highways – many requests for 30mph speed limit has been refused or dismissed. The corner where Walnut cottage and Hill Crest are located next to the B1077 is dangerous and not wide enough for the HGV's to negotiate and are often on the wrong side of the road. The bridge at the bottom heading towards Aspall Cyder has a crack in the brickwork. Is this bridge sufficiently strong to take the weight of these lorries? When they get to the top of the Hill to turn in to Aspalls they have to negotiate a left turn by going over to the righthand side of the road which is on a blind bend for those vehicles coming from Debenham. What can be done to alleviate this?

Can the community have a clear calculation on how there is to be a reduction in traffic whilst an increase in production is envisaged.

Is there a time limit for working please? Local residents can hear clanking and lorry movements at all times of the night thus disturbing sleep particularly with this last summer and windows open

Visual Impact of the number of extra Vats moving along the Skyline – Although it is proposed the Vats will be painted a dull matt green it still extends the skyline with these vats. Could they not all have been positioned behind those already there of which a few are being relocated? Where has the water gone from the pond that the new building will be sited?

Potential pollution in the tributary of the River Deben – whilst it is appreciated there are weekly 'testings of output' from the site what do those tests look for and what impact is the outfall on wildlife please? What would one have expected to 'live' in the ditches – rare newts perhaps and what is there now? Has any testing been done further down stream to ensure water quality is flowing freely and cleanly?

With a potential increase in production and output what safeguards are in place to stop flooding further downstream? Debenham has enough problems with flooding

and recent attenuation ponds upstream have tried to alleviate this but with extra capacity from this site will all advantages be lost?

This has been written as a 'Parish Clerk' on behalf of the community from those who contacted me.

Kathie Guthrie
District Councillor
Debenham Ward

Consultee Comments for Planning Application DC/18/04059

Application Summary

Application Number: DC/18/04059

Address: Cyder House Aspoll Green Aspoll Stowmarket Suffolk IP14 6PD

Proposal: Full Planning Application - Erection of a process building, loading bay canopy and Sub Station, including the relocation of existing storage tanks and construction of new concrete pads to allow the installation of new storage tanks, gantry and other ancillary equipment.

Case Officer: Bradly Heffer

Consultee Details

Name: Mrs Pauline Debenham

Address: Rookery Farm, Bucks Green, Bedingfield Eye, Suffolk IP23 7LG

Email: bedingfieldparishclerk@hotmail.co.uk

On Behalf Of: Bedingfield Parish Clerk

Comments

Bedingfield Parish Council have no objections to this application.

Subject:FW: Planning application ref: DC/18/04059

From: Sam Harvey

Sent: 26 September 2018 13:27

To: Bradly Heffer <Bradly.Heffer@babberghmidsuffolk.gov.uk>

Subject: RE: Planning application ref: DC/18/04059

Good morning Bradley

Suffolk County Council, as the highway authority, takes into account a number of issues when making a decision on the level of impact on the highway from new or extended developments:

- the type of development
- hierarchy of road
- levels of existing and expected traffic and extent of existing congestion
- Visibility Splays for access onto the highway
- accident data
- history of complaints regarding traffic volumes

The application is for erection and alteration of the existing development. Previous planning permission to extend the site was granted in 2016 but the works were not completed. Our records show that we were not consulted on this application).

The highway adjacent to the site is the B1077, Aspall Road, which is a main rural secondary distributor road. It's classification shows it is a link between larger villages and includes HGV routes to strategic and main distributor highway network. The site already generates traffic for staff, deliveries and distribution alike.

SCC has data showing the traffic counts this section of B1077; the 2-way flows show 2829 vehicles in a 24hour period. At present, there is 2% HGVs using B1077 which equates to less than 3 per hour (and if you condense the sums to a 12 hour period, then it's less than 5 per hour). These numbers are typical for a B class road. The Design and Access statement provided with the application indicates that HGV

movements will be reduced by the construction of a weighbridge; “eliminating HGV movements between the Aspell Site and Bedingfield where the current Weighbridge Aspell use is located”. At present, the B1077 is part of the Suffolk Lorry Route Network to the Site.

There has been 4 slight injury accidents on the B1077 within a mile of the site access. Only one was adjacent to the site where a car had parked adjacent to the site entrance and a vehicle was trying to manoeuvre around. Therefore, we do not consider the site to be a hazard with regard to highway safety.

Our database only show 2 customer complaints regarding HGV traffic in the area.

Suffolk Growth Strategy highlights food, drink and agriculture as important industries in Suffolk. Aspell is named as a major employer and has potential growth driven by international demand.

Taking all the above into account, it is our opinion that this development would not have a severe impact (NPPF para 109) therefore, we do not object to the proposal.

We hope this clarifies the situation.

Kindest regards

Samantha Harvey

Senior Development Management Engineer

Growth, Highways and Infrastructure

Suffolk County Council

Endeavour House, 8 Russell Road, Ipswich, Suffolk

IP1 2BX

Email sam.harvey@suffolk.gov.uk

From: Bradly Heffer
Sent: 25 September 2018 13:42
To: Sam Harvey <Sam.Harvey@suffolk.gov.uk>
Subject: Planning application ref: DC/18/04059

Hi Sam – by way of introduction, I have taken this case over from Jack Wilkinson. I have seen your email response that advises no objection to the proposal.

Sorry to trouble you, but I am aware that locally a key concern with the proposal is the impacts arising from lorry movements to and from the site (and the possible increase that could occur as a result of the proposed development taking place) and the resultant effects on the highway network. Is it possible that a further highway authority comment could be made on this particular issue, as I am sure that it will be a key consideration at the Planning Committee, when the application is determined?

Happy to discuss if necessary.

Thanks

Brad Heffer Principal Planning Officer

Development Management

01449 724618

Babergh and Mid Suffolk District Councils – Working Together

Consultation Response Pro forma

1	Application Number	DC/18/04059 Aspall Cyder, Aspall Green, Aspall	
2	Date of Response	22/10/18	
3	Responding Officer	Name:	Karolien Yperman
		Job Title:	Heritage and Design Officer
		Responding on behalf of...	Heritage Team
4	Summary and Recommendation (please delete those N/A) Note: This section must be completed before the response is sent. The recommendation should be based on the information submitted with the application.	<p>The Heritage Team considers that the proposal would cause</p> <ul style="list-style-type: none"> A moderate level of less than substantial harm to a designated heritage asset because the proposed development would intensify the industrial development on the site and bring inappropriate structures into the immediate setting of Aspall Hall. 	
5	Discussion Please outline the reasons/rationale behind how you have formed the recommendation. Please refer to any guidance, policy or material considerations that have informed your recommendation.	<p>The proposal is for the erection of a new process building and the relocation of storage tanks, as well as the installation of new storage tanks, within the grounds of Aspall Cyder, which includes the Grade II listed Old Cyder House, and is adjacent to the Grade II* listed Aspall Hall. The heritage concern relates to the impact of the proposed development on the setting of the listed buildings, which is considered to contribute to their significance.</p> <p>The Aspall Cyder site is an established industrial site, which has grown around the Old Cyder House and all along the eastern boundary of the moated site of Aspall Hall. While this industry is connected to the site and to the history of the listed buildings, the large industrial structures detract from their setting. Therefore, it has to be acknowledged that there is a certain degree of harm already associated with the existing modern industrial buildings and structures on the site. The proposed development would intensify this inappropriate development, and it would bring industrial buildings into the immediate setting of the Hall, on its northern boundary.</p> <p>The proposed expansion of industrial structures on the site would further erode the setting of the Grade II* listed Hall, diminishing the contribution it makes to its significance. Therefore, the Heritage Team considers</p>	

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		that the proposal would cause a moderate level of less than substantial harm to the significance of Aspull Hall. Should this harm be considered to be outweighed by public benefits as stated in para. 196 of the NPPF, we would recommend that further mitigation efforts are made to reduce the impact of the proposed development on the setting of Aspull Hall, perhaps in terms of additional screening along the northern boundary of the Hall.
6	<p>Amendments, Clarification or Additional Information Required (if holding objection)</p> <p>If concerns are raised, can they be overcome with changes? Please ensure any requests are proportionate</p>	<i>Decision-takers should be mindful of the specific legal duties of the local planning authority with respect to the special regard to the desirability of preserving the listed building or its setting or any features of special architectural or historic interest which it possesses, as set out in section 66 of the Planning (Listed Buildings and Conservation Areas) Act 1990.</i>
7	Recommended conditions	

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Historic England

Mr Jack Wilkinson
Babergh Mid Suffolk
Endeavour House
8 Russell Road
Ipswich
Suffolk
IP1 2BX

Direct Dial: 01223 582740

Our ref: P00969937

28 September 2018

Dear Mr Wilkinson

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

**CYDER HOUSE, ASPALL GREEN, ASPALL, STOWMARKET, SUFFOLK, IP14
6PD**

Application No. DC/18/04059

Thank you for your letter of 12 September 2018 regarding the above application for planning permission. On the basis of the information available to date, we offer the following advice to assist your authority in determining the application.

This application seeks permission for the erection of a process building, loading bay canopy, relocation of existing storage tanks and the construction of new storage tanks at The Cyder House, Aspull, Stowmarket. Historic England has previously provided comments on a similar scheme (ref 1990/16) in our letter of 25 May 2016 where we raised concerns that a new intake building to the northern boundary could result in harm to the grade II* listed building. We remain of the position that building in this location would further erode the significance of the Aspull Hall through development within its setting. We have concerns regarding application and suggest that an alternative location is sought.

Historic England Advice

Aspull Hall is a late 16th and 17th century manor house, with early 18th and 19th century alterations. The hall is located at the centre of an oval moated site (not scheduled). Aspull Hall is listed at grade II* in recognition of it possessing more than special architectural and historic interest, and it therefore sits within the top 5.8% of listed buildings nationally.

This application proposes the erection of a new process building, loading bay, relocation of existing storage tanks and the construction of new tanks. The proposed scheme would bring large scale, industrial development closer to the grade II* listed building and would also result in previously open land being developed. In addition to the new process building this application also includes 33 new storage tanks and the relocation of 25 storage tanks from elsewhere on site which would result in an



Historic England, Brooklands, 24 Brooklands Avenue, Cambridge CB2 8BU
Telephone 01223 58 2749 HistoricEngland.org.uk

Please note that Historic England operates an access to information policy.

Correspondence or information which you send us may therefore become publicly available.





intensification of industrial buildings on previously undeveloped land. We consider this would result in harm to the setting of the grade II* listed building through development within its setting, especially when experiencing the house from the northern edge of the moat.

The National Planning Policy Framework (NPPF) identifies that heritage assets are an irreplaceable resource, and should be conserved in a manner appropriate to their significance, so that they can be enjoyed for their contribution to the quality of life of existing and future generations (paragraph 184). Paragraph 192 of the NPPF states that when determining applications local planning authorities should take account of the desirability of sustaining and enhancing the significance of heritage assets. Paragraph 193 also states that when considering the impact of a proposed development on the significance of a designated heritage asset, great weight should be given to the asset's conservation, irrespective of the level of harm. Paragraph 194 states that any harm to, or loss of, significance of a designated heritage asset (from its alteration or development within its setting) should require clear and convincing justification. Finally, where development proposal would lead to less than substantial harm to the significance of a designated heritage asset, this harm should be weighed against the public benefits of the scheme (paragraph 196).

Historic England has concerns regarding the proposed development as it would result in large scale, industrial buildings being constructed on previously undeveloped land bringing development closer to the grade II* building. We consider this would result in some harm to the significance of Aspall Hall through development within its setting. In line with our previous advice we would suggest your Council consider the possibility of alternative sites for these new buildings, such as moving some of the storage tanks away from Aspall Hall. If this proves to be impractical the Council should weigh the harm to the significance of the grade II* listed building which would be caused by this development against any public benefits of the scheme as required by paragraph 196 of the NPPF before determining the application.

Recommendation

Historic England has concerns regarding the application on heritage grounds. The proposed development would bring industrial buildings closer to the grade II* listed building further eroding its setting to its northern boundary. We consider that the issues and safeguards outlined in our advice need to be addressed in order for the application to meet the requirements of paragraphs 192, 193, 194 and 196 of the NPPF. In determining this application you should bear in mind the statutory duty of section 66(1) of the Planning (Listed Buildings and Conservation Areas) Act 1990 to have special regard to the desirability of preserving listed buildings or their setting or any features of special architectural or historic interest which they possess.

Your authority should take these representations into account and seek amendments, safeguards or further information as set out in our advice. If there are any material changes to the proposals, or you would like further advice, please contact us.





Historic England

Yours sincerely

Sophie Cattier

Assistant Inspector of Historic Buildings and Areas

E-mail: sophie.cattier@HistoricEngland.org.uk



Historic England, Brooklands, 24 Brooklands Avenue, Cambridge CB2 8BU
Telephone 01223 58 2749 HistoricEngland.org.uk

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Jack Wilkinson
Planning Department
Mid Suffolk District Council
Endeavour House
8 Russell Road
Ipswich, IP1 2BX

03/10/2018

Dear Jack,

RE: DC/18/04059 Full Planning Application-Erection of process building, loading bay canopy and Substation, including retention of existing storage tanks and construction of new concrete pads to allow installation of new storage tanks, gantry and other ancillary equipment. Cyder House, Aspoll Green, Aspoll

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

Protected Species

We note from the Design and Access Statement (Plandescil, Sep 2018) that the application site was cleared of great crested newts when the previous lagoon was filled in as part of the 2016 planning permission (reference 1990/16), under licence from Natural England. At this time fencing was installed around the site to ensure that it was not recolonised by great crested newts. Provided that this fencing has been maintained intact, it is unlikely that the application site supports any significant ecological interest.

Surface Water Discharge

From the information provided in the application it is understood that surface water from the proposed development will be disposed of either via a SUDs design connected to a ditch to the north-east of the site, or via the existing onsite water treatment works. Whilst in principle both techniques are potentially acceptable, we are concerned that no detail on the capacity of the existing water treatment works, and how treated water from this facility is removed, appears to have been provided.

Water discharged from site is fed into ditches which connect to the River Deben, rivers are a UK Priority habitat (under Section 41 of the Natural Environment and Rural Communities (NERC) Act (2006)) and it must therefore be ensured that any surface water from the site is of adequate quality to be discharged as proposed. We would object to any development which is likely to result in adverse impacts on water quality in the surrounding water courses.

Discharge from production operations

We note from other respondents concern over the disposal of discharge resulting from the increased production processes on the site, and the potential for these to be discharged into surrounding water courses. As with our comments on surface water above, the ditches surrounding the site connect to the River Deben and it must therefore be ensured that any discharges from the site are of adequate quality. This is particularly the case if discharge requires mixing with other water sources to create an acceptable discharge product. We recommend that further clarification is sought on any such potential impacts and that the Environment Agency are consulted as required. We would object to any development which is

likely to result in adverse impacts on water quality in the surrounding water courses.

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

Yours sincerely

James Meyer
Senior Conservation Planner



05 November 2018

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

By email only

Dear Bradley,

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/18/04059

Location: Cyder House, Aspall Green, Aspall, Stowmarket Suffolk IP14 6PD

Proposal: Full Planning Application - Erection of a process building, loading bay canopy and Sub Station, including the relocation of existing storage tanks and construction of new concrete pads to allow the installation of new storage tanks, gantry and other ancillary equipment.

Thank you for re-consulting Place Services on the above application.

No objection

We have reviewed the Preliminary Ecological Appraisal Report (Liz Lord, April 2016), the Ecological Addendum (May 2018) and the Ecological Letter (October 2018) supplied by the applicant, relating to the likely impacts of development on Protected & Priority habitats and species, particularly Great Crested Newts.

We are satisfied that there is sufficient ecological information for determination.

This is because the Ecological Letter highlights that the site has had exclusion fencing in place since 2016. This was secured under an EPSM Licence for the application: '1990/16'. The site was cleared during this time and was maintained to ensure no Protected and Priority species will be present and affected. Therefore, it is considered that no impacts to Protected or Priority species will be caused by the proposed development.

In addition, two large ponds were created and designed specifically for Great Crested Newts as part of the previous application. These sites have been monitored and both now contain a small population of Great Crested Newts present within the ponds. Consequently, we consider that



sufficient ecological enhancements have been provided within previous applications for this site. Therefore, it would be unreasonable to request additional enhancement measures.

Place Services have no comments in terms of Surface Water Drainage and advise that the recommended measures contained within the consultation response provided by Suffolk County Councils Flood and Water Management Team (September 2018) should be followed.

Please contact us with any further queries.

Yours sincerely,

Hamish Jackson BSc (Hons) GradCIEEM MRSB

Junior Ecological Consultant

Hamish.Jackson@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: Consultations (NE) <consultations@naturalengland.org.uk>
Sent: 26 October 2018 14:15
To: BMSDC Planning Area Team Blue <planningblue@baberghmidsuffolk.gov.uk>
Subject: Planning Consultation: DC/18/04059 - NE RESPONSE

Dear Mr Heffer,

Application ref: DC/18/04059
Our ref: 262316

Natural England has no comments to make on this application.

Natural England has not assessed this application for impacts on protected species. Natural England has published [Standing Advice](#) which you can use to assess impacts on protected species or you may wish to consult your own ecology services for advice.

Natural England and the Forestry Commission have also published standing advice on [ancient woodland and veteran trees](#) which you can use to assess any impacts on ancient woodland.

The lack of comment from Natural England does not imply that there are no impacts on the natural environment, but only that the application is not likely to result in significant impacts on statutory designated nature conservation sites or landscapes. It is for the local planning authority to determine whether or not this application is consistent with national and local policies on the natural environment. Other bodies and individuals may be able to provide information and advice on the environmental value of this site and the impacts of the proposal to assist the decision making process. We advise LPAs to obtain specialist ecological or other environmental advice when determining the environmental impacts of development.

We recommend referring to our SSSI Impact Risk Zones (available on [Magic](#) and as a downloadable [dataset](#)) prior to consultation with Natural England. Further guidance on when to consult Natural England on planning and development proposals is available on gov.uk at <https://www.gov.uk/guidance/local-planning-authorities-get-environmental-advice>

Yours sincerely,

Rachel Bowden
Support Adviser, Operations Delivery
Natural England
Consultations Team
Hornbeam House
Crewe Business Park
Electra Way
Crewe
Cheshire, CW16GJ

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

Our ref: AE/2018/123288/03-L01
Your ref: DC/18/04059
Date: 06 November 2018

Dear Mr Heffer

ERECTION OF A PROCESS BUILDING, LOADING BAY CANOPY AND SUB STATION, INCLUDING THE RELOCATION OF EXISTING STORAGE TANKS AND CONSTRUCTION OF NEW CONCRETE PADS TO ALLOW THE INSTALLATION OF NEW STORAGE TANKS, GANTRY AND OTHER ANCILLARY EQUIPMENT.

CYDER HOUSE ASPALL GREEN ASPALL STOWMARKET SUFFOLK IP14 6PD

Thank you for re-consulting us on this application. We have reviewed the submitted information, and have had further discussions with the applicant regarding our permitting requirements. We are now satisfied that we can remove our holding objection to this application.

Details have been provided regarding investment and upgrades that will be made to the existing on-site treatment works, and we are working with the applicant to ensure that these upgrades will allow effluent to be discharged that will meet the requirements of an installations permit.

The applicant must ensure they comply with their current discharge permit (PRENF/1180) until it is incorporated into an installations permit. The installations permit will ensure adequate limits are imposed on the discharge to ensure the receiving watercourse is protected.

Although we are satisfied that our holding objection to this application can be removed, the applicant should be aware that future upgrades to the treatment works may require additional planning permission.

We trust this information is useful.

Yours sincerely

Miss Charlie Christensen
Planning Adviser

Direct dial 02084 745593

Direct e-mail charlie.christensen@environment-agency.gov.uk

From: Greg McSorley
Sent: 20 September 2018 12:57
To: BMSDC Planning Mailbox <planning@babberghmidsuffolk.gov.uk>
Subject: Re DC/18/04059 Cyder House, Aspoll Green

Good afternoon,

Thank you for consulting us on this proposal. In my opinion there would be no significant impact on known archaeological sites or areas with archaeological potential. I have no objection to the development and do not believe any archaeological mitigation is required.

Many thanks,

Greg McSorley

Assistant Archaeological Officer (Technical Support)
Suffolk County Council Archaeological Service
Bury Resource Centre
Hollow Road
Bury St Edmunds
Suffolk IP32 7AY
Tel.:01284 741230
Email: greg.mcsorley@suffolk.gov.uk

Website: <http://www.suffolk.gov.uk/archaeology>
Search the Suffolk HER online at: <http://heritage.suffolk.gov.uk>
Follow us on Twitter at: <https://twitter.com/SCCArchaeology>

From:Nathan Pittam
Sent:10 Oct 2018 08:38:23 +0100
To:Jack Wilkinson
Cc:BMSDC Planning Area Team Blue
Subject:DC/18/04059. Land Contamination

Dear Jack

EP Reference : 248798

DC/18/04059. Land Contamination

Aspall Cyder, Cyder House, Aspall Green, Aspall, STOWMARKET, Suffolk, IP14 6PD.

Erection of a process building, loading bay canopy and Sub Station, including the relocation of existing storage tanks and construction of newconcrete pads to allow the installation etc

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 we are contacted in the event of unexpected ground conditions being encountered during construction and that the developer is made aware that the responsibility for the safe development of the site lies with them.

Kind regards

Nathan

Nathan Pittam BSc. (Hons.) PhD

Senior Environmental Management Officer

From: Peter Chisnall

Sent: 24 September 2018 10:54

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

Subject: DC/18/04059

Hello Jack,

Proposal: Full Planning Application - Erection of a process building, loading bay canopy and Sub Station, including the relocation of existing storage tanks and construction of new concrete pads to allow the installation of new storage tanks, gantry and other ancillary equipment.

Location: Cyder House, Aspell Green, Aspell, Stowmarket Suffolk IP14 6PD

Many thanks for your request for comments in relation to the above application.

Having reviewed the application I can confirm that Environmental Protection has no objection to the proposed development.

Subject to the following conditions:

I recommend that before the development commences an assessment on its likely noise, odour and lighting impact on neighbouring residential properties shall be undertaken with any mitigating measures.

Reason: To protect the amenity of the area

Construction phase:

I recommend the developer submit a Construction Environmental Management Plan outlining the following:

- Noise management responsibilities and measures
- Monitoring and auditing procedures
- Complaints response procedures
- Community liaison procedures

The measures and procedures within the statement shall be agreed in writing with the Local Planning Authority and only those construction measures and procedures agreed shall be implemented by the developer.

The site preparation and construction works, including road works, shall be carried out between the hours of:

08:00 to 18:00 Mondays to Fridays

08:00 - 13.30 Saturdays

No times during Sundays, Public or Bank Holidays without the prior written consent of the Local Planning Authority.

(If 'quiet work activities' are permitted outside these hours I recommend they do not involve the use of generators, machinery and vehicles in external areas of the site).

No generators to be used in external areas on the site outside the hours of:

08:00 to 18:00 Mondays to Fridays

08:00 - 13.30 Saturdays

No times during Sundays, Public or Bank Holidays

The Local Planning Authority shall be provided with three days notice prior to any extended concrete pour taking place outside the agreed hours of construction for agreement that the works can proceed.

Reason: To protect the amenity of the area.

Any waste material arising from site demolition, preparation and construction works shall not be burnt on site but shall be kept securely in containers for removal to prevent escape into the environment.

Reason: To protect the amenity of the area.

No demolition preparation or construction works shall commence until a scheme for the mitigation of possible nuisance caused by dust has been submitted to and approved in writing by the Local Planning Authority.

Reason: To protect the amenity of the area.

No security lights or floodlights shall be erected on site without the submission of details to, and written approval from, the Local Planning Authority to ensure a lighting environment of low district brightness at residential properties.

Reason: To protect the amenity of the area.

Thanks

Peter

Peter Chisnall

Environmental Protection Officer

Babergh & Mid Suffolk District Councils - Working Together

t: 01449 872247

m: 07543237715

e: peter.chisnall@baberghmidsuffolk.gov.uk

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



Consultation Response

1	Application Number	DC/18/04059 Aspall	
2	Date of Response	05/10/2018	
3	Responding Officer	Name:	Dawn Easter
		Job Title:	Economic Development Officer
		Responding on behalf of...	Economic Development & Tourism
4	Recommendation Note: This section must be completed before the response is sent. The recommendation should be based on the information submitted with the application.	No objection.	
5	Discussion Please outline the reasons/rationale behind how you have formed the recommendation. Please refer to any guidance, policy or material considerations that have informed your recommendation.	An on-site weighbridge will reduce the amount of traffic movements required for this operation and the other proposals will improve efficiency for the business and safeguard existing local jobs.	
6	Amendments, Clarification or Additional Information Required (if holding objection) if concerns are raised, can they be overcome with changes? Please ensure any requests are proportionate		
7	Recommended conditions		

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From:RM Floods Planning

Sent:19 Oct 2018 14:24:21 +0100

To:BMSDC Planning Area Team Blue

Cc:Bradly Heffer

Subject:2018-10-19 JS reply Cyder House, Aspall Green, Aspall, Stowmarket IP14 6PD Ref DC/18/04059

Dear Bradly,

Subject: Cyder House, Aspall Green, Aspall, Stowmarket IP14 6PD Ref DC/18/04059

Suffolk County Council, Flood and Water Management have reviewed application ref DC/18/04059.

The following submitted documents have been reviewed and we recommend **approval of this application subject to conditions:**

- Flood Risk Assessment & Surface Water Drainage Strategy Ref 23298 Revision 0
- Site Location Plan Ref 23298/090 A
- Topographical Survey Sheet 1 Ref 23298/001 Rev 0
- Proposed Landscaping around the Tank Farm 23298/051
- Revised Outfall Route Plan ref 23298/sk801 b

We propose the following condition in relation to surface water drainage for this application.

1. The strategy for the disposal of surface and the Flood Risk Assessment (FRA) (dated August 2018, ref: 23298) shall be implemented as approved in writing by the local planning authority. 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. The buildings hereby permitted shall not be utilised until details of all Sustainable Urban Drainage System components and piped networks have been submitted, in an approved form, to and approved in writing by the Local Planning Authority for inclusion on the Lead Local Flood Authority's Flood Risk Asset Register.

Reason: To ensure all flood risk assets and their owners are recorded onto the LLFA's statutory flood risk asset register as per s21 of the Flood and Water Management Act.

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 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:

- a. Method statements, scaled and dimensioned plans and drawings detailing surface water management proposals to include :-
 - i. Temporary drainage systems
 - ii. Measures for managing pollution / water quality and protecting controlled waters and watercourses
 - iii. Measures for managing any on or offsite flood risk associated with construction

Reason: To ensure the development does not cause increased flood risk, or pollution of watercourses in line with the River Basin Management Plan

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 2003

- Any discharge of surface water to a watercourse that drains into an Internal Drainage Board 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 section 50 license under the New Roads and Street Works Act

Kind Regards

Jason Skilton

Flood & Water Engineer

Flood & Water Management

Growth, Highways & Infrastructure

Suffolk County Council | Endeavour House, 8 Russell Road, Ipswich, Suffolk, IP1 2BX

T: 01473 260411 | <https://www.suffolk.gov.uk/planning-waste-and-environment/flooding-and-drainage/>

Appendix A to the Suffolk Flood Risk Management Strategy has been updated! If you're involved in the planning, design and construction of new developments this may be of interest to you. You will be expected to comply with this new local guidance. More information can be found here; <https://www.suffolk.gov.uk/roads-and-transport/flooding-and-drainage/guidance-on-development-and-flood-risk/>

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

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

Sent: 17 October 2018 08:02

To: RM Floods Planning <floods.planning@suffolk.gov.uk>

Subject: MSDC Planning Re-consultation Request - DC/18/04059

Please find attached planning re-consultation request letter relating to planning application - DC/18/04059 - Cyder House, Aspall Green, Aspall, Stowmarket Suffolk IP14 6PD

From: David Pizzey
Sent: 14 September 2018 11:43
To: Jack Wilkinson <Jack.Wilkinson@babberghmidsuffolk.gov.uk>
Cc: BMSDC Planning Area Team Blue <planningblue@babberghmidsuffolk.gov.uk>
Subject: DC/18/04059 Cyder House, Aspall Green, Aspall

Jack

I have no objection to this application subject to it being undertaken in accordance with the measures outlined in the accompanying arboricultural report.

Regards

David Pizzey FArborA
Arboricultural Officer
Tel: 01449 724555
david.pizzey@babberghmidsuffolk.gov.uk
www.babergh.gov.uk and www.midsuffolk.gov.uk
Babergh and Mid Suffolk District Councils – Working Together