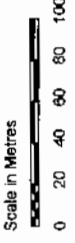


Notes



REVISIONS

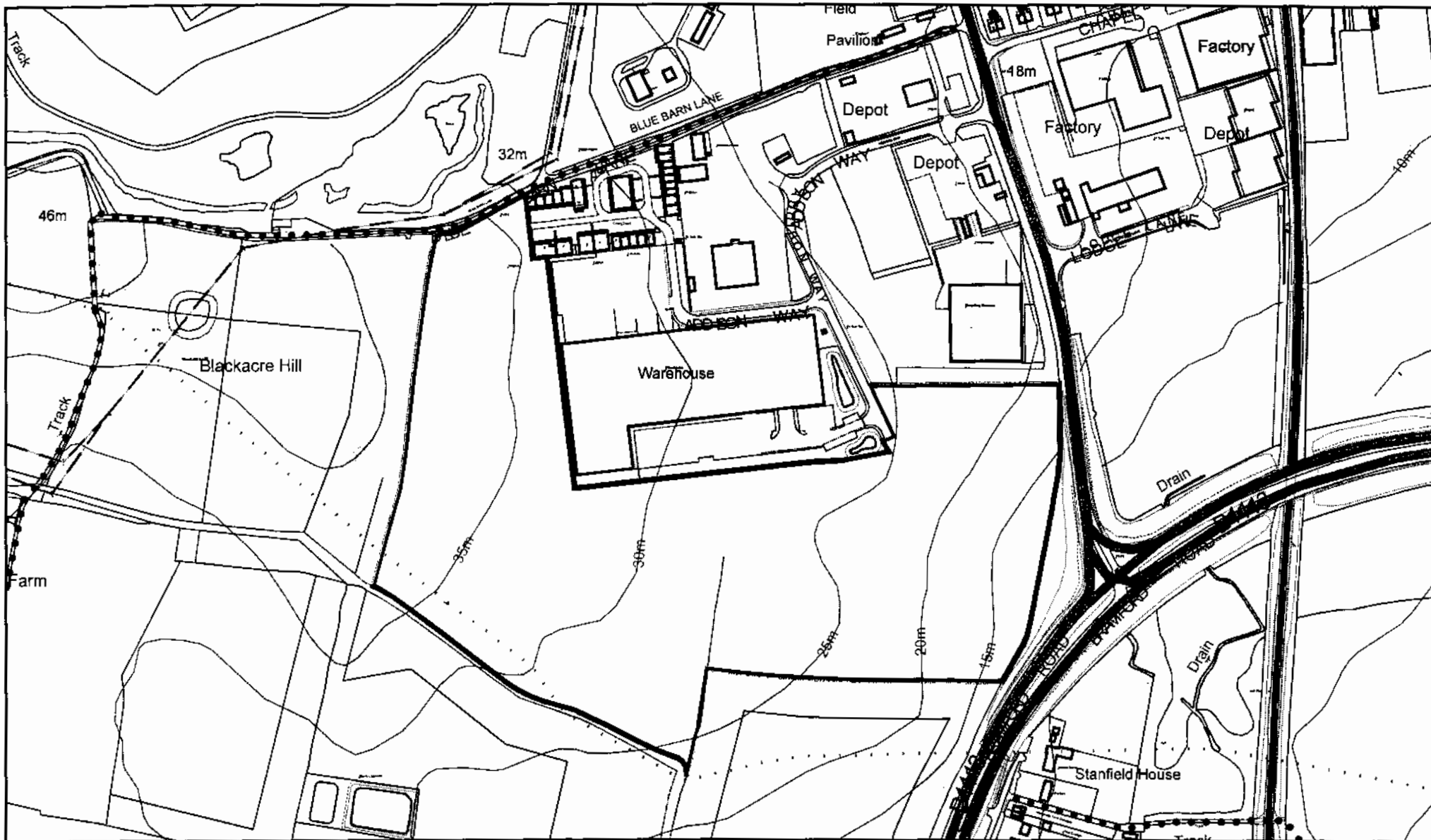
REV DATE BY DESCRIPTION

**THE JTS PARTNERSHIP**  
 Chartered Valuation Surveyors & Town Planning Consultants  
 Norwich, Norfolk, UK  
 Telephone: 01273 25660 Fax: 01273 25667  
 Email: [enquiries@jtspartnership.co.uk](mailto:enquiries@jtspartnership.co.uk)  
 Website: [www.jtspartnership.co.uk](http://www.jtspartnership.co.uk)

Site  
 St James' Business Park  
 Great Blakenham  
 Suffolk

Drawing Title  
 Site Location Plan

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



**2351/16 Constraints Map 1**  
 Con AreaLBs TPOs Footpaths



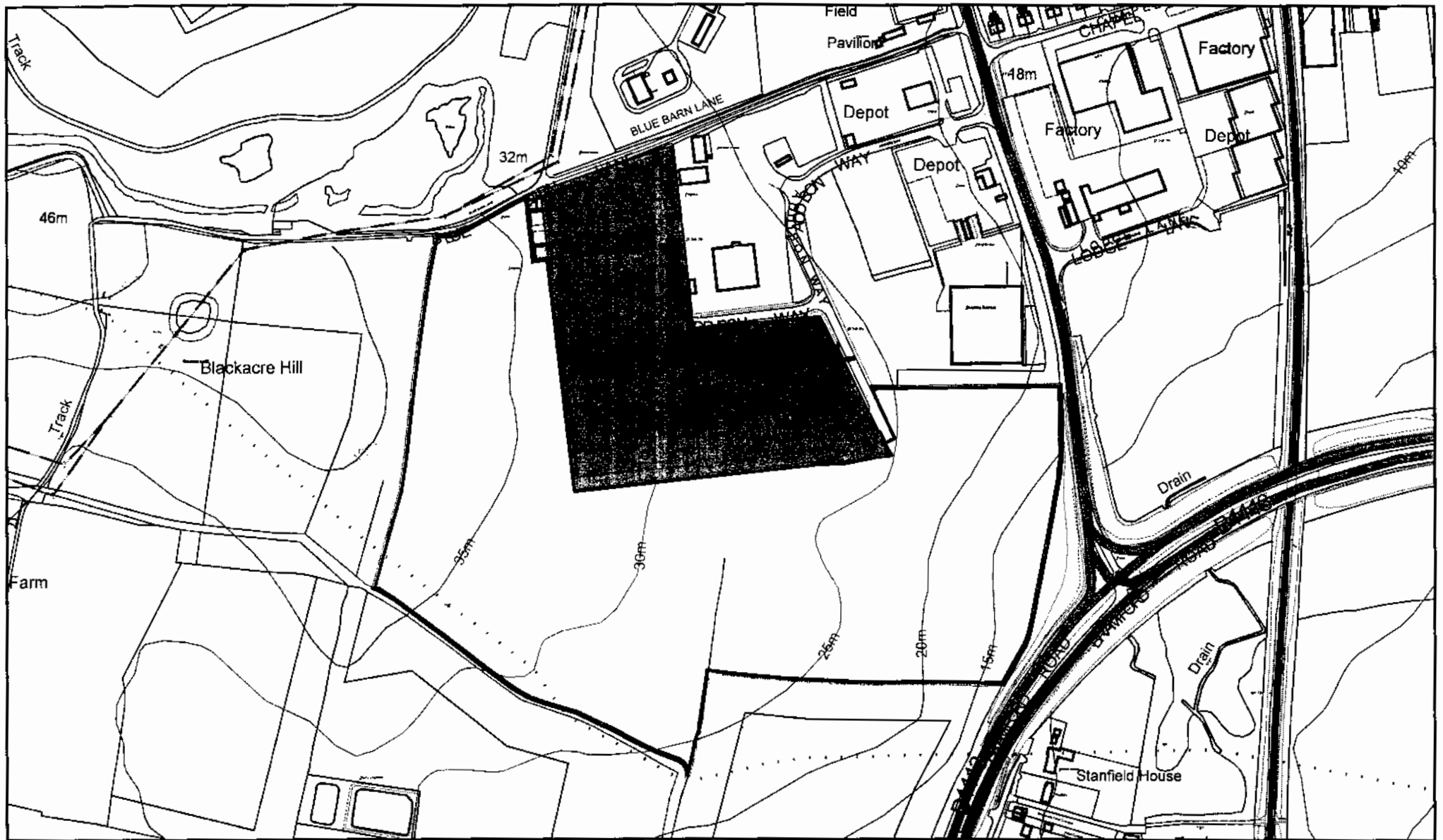
**MID SUFFOLK DISTRICT COUNCIL**  
 131, High Street, Needham Market, IP6 8DL  
 Telephone : 01449 724500  
 email: customerservice@csduk.com  
 www.midsuffolk.gov.uk



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**2351/16 Constraints Map 3**

**Archaeology**



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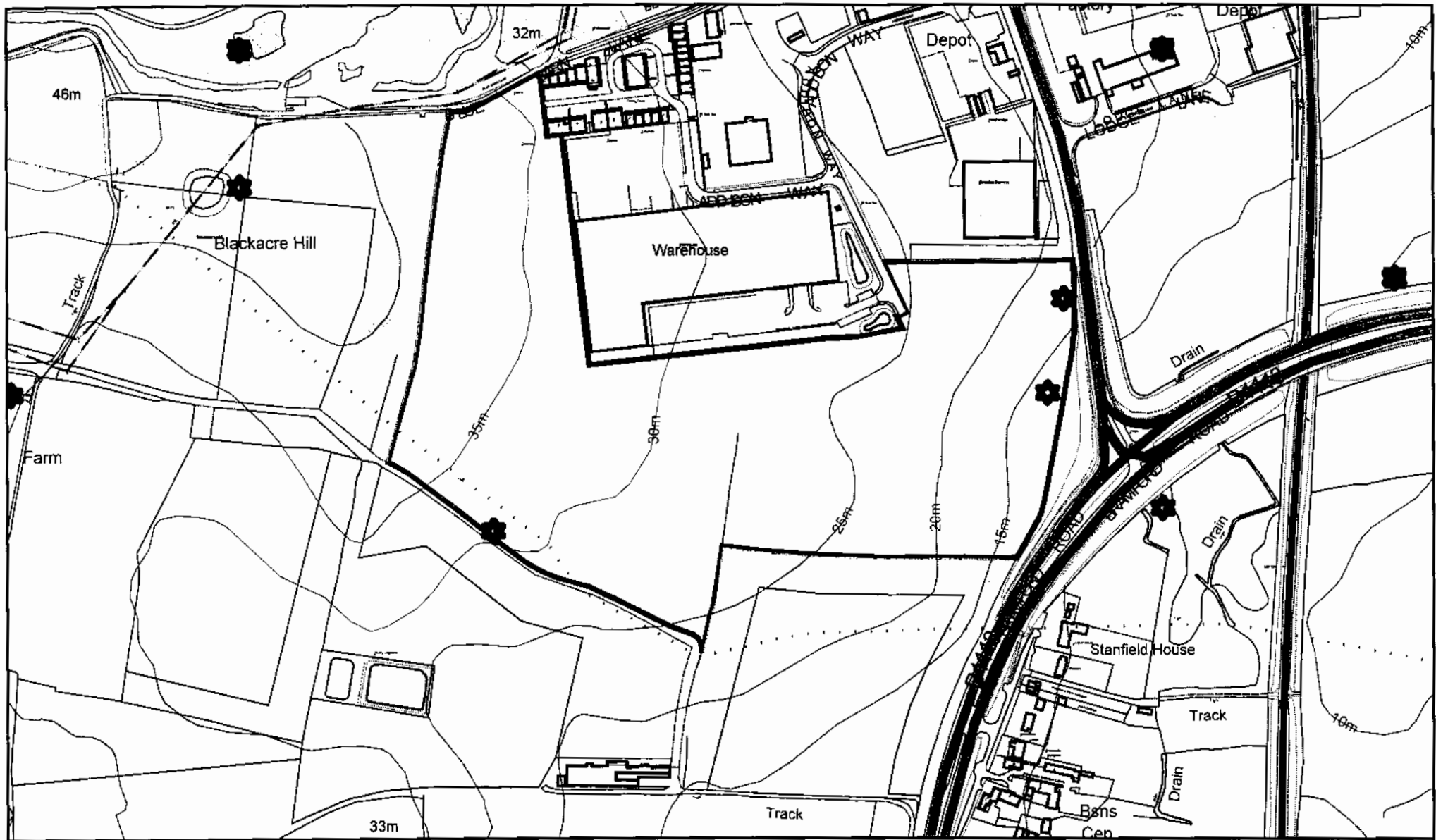
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23

**2351/16 Constraints Map 4**

**Ecology**



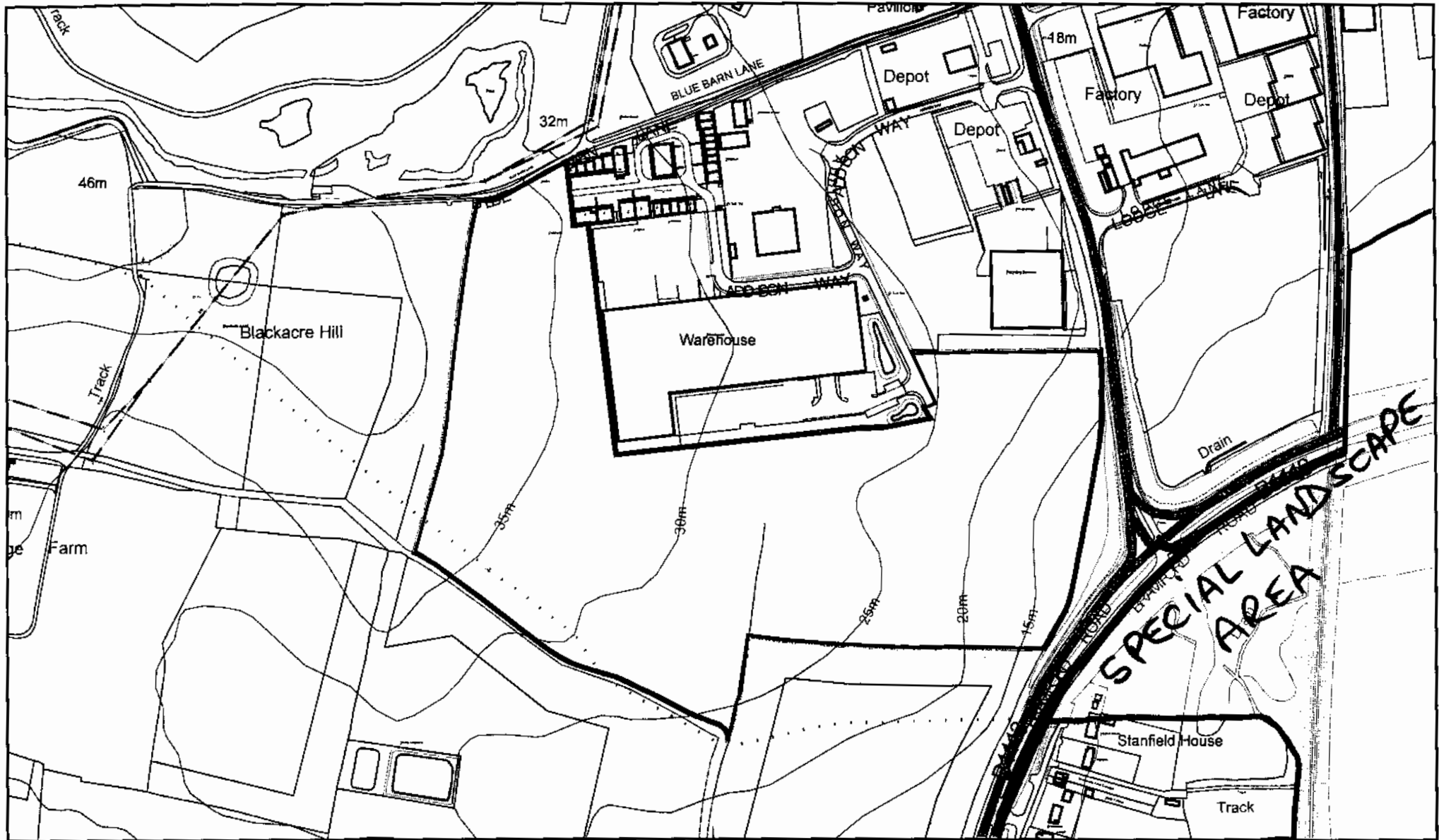
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24

**2351/16 Constraints Map 5**  
 Special Landscape Area Yellow



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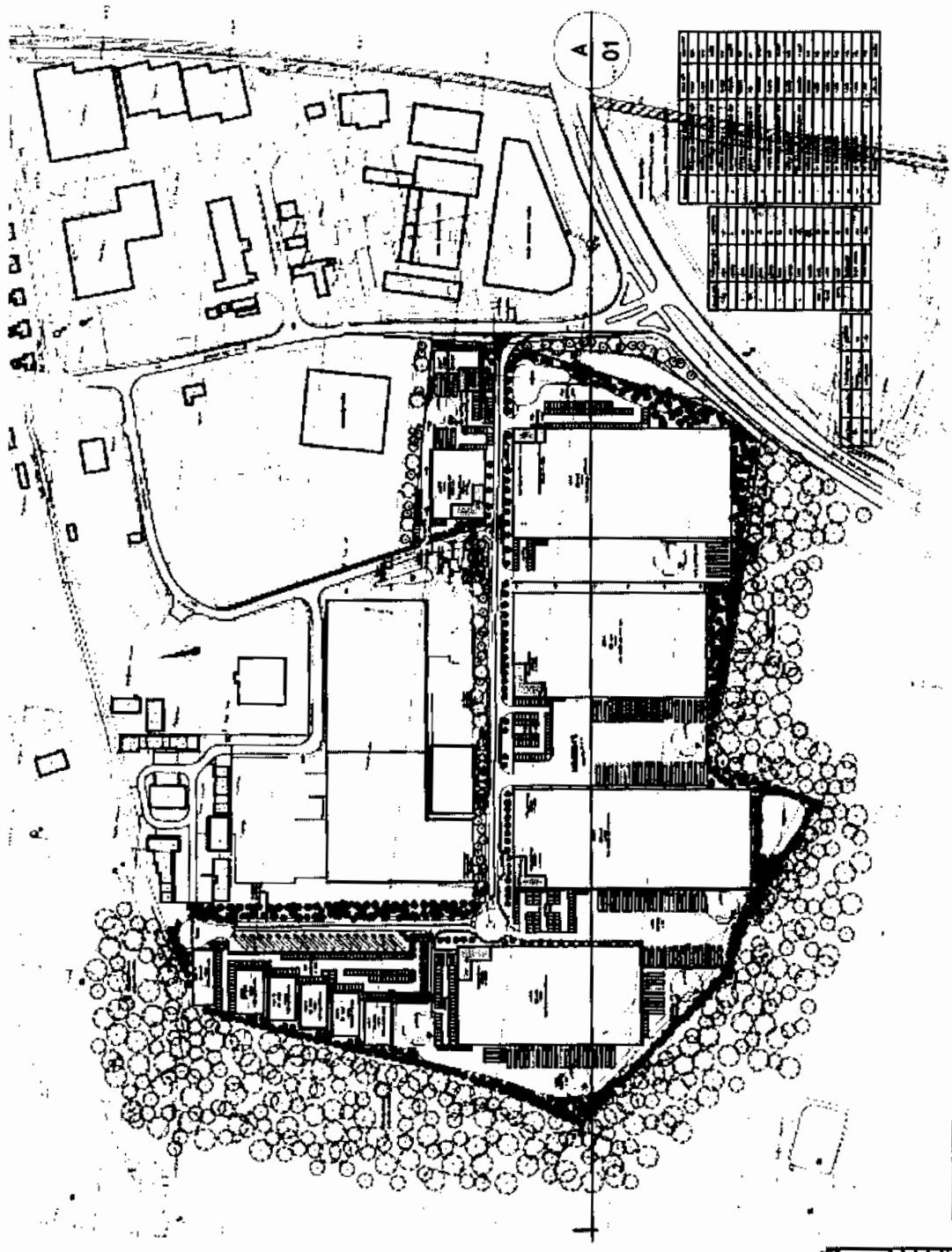


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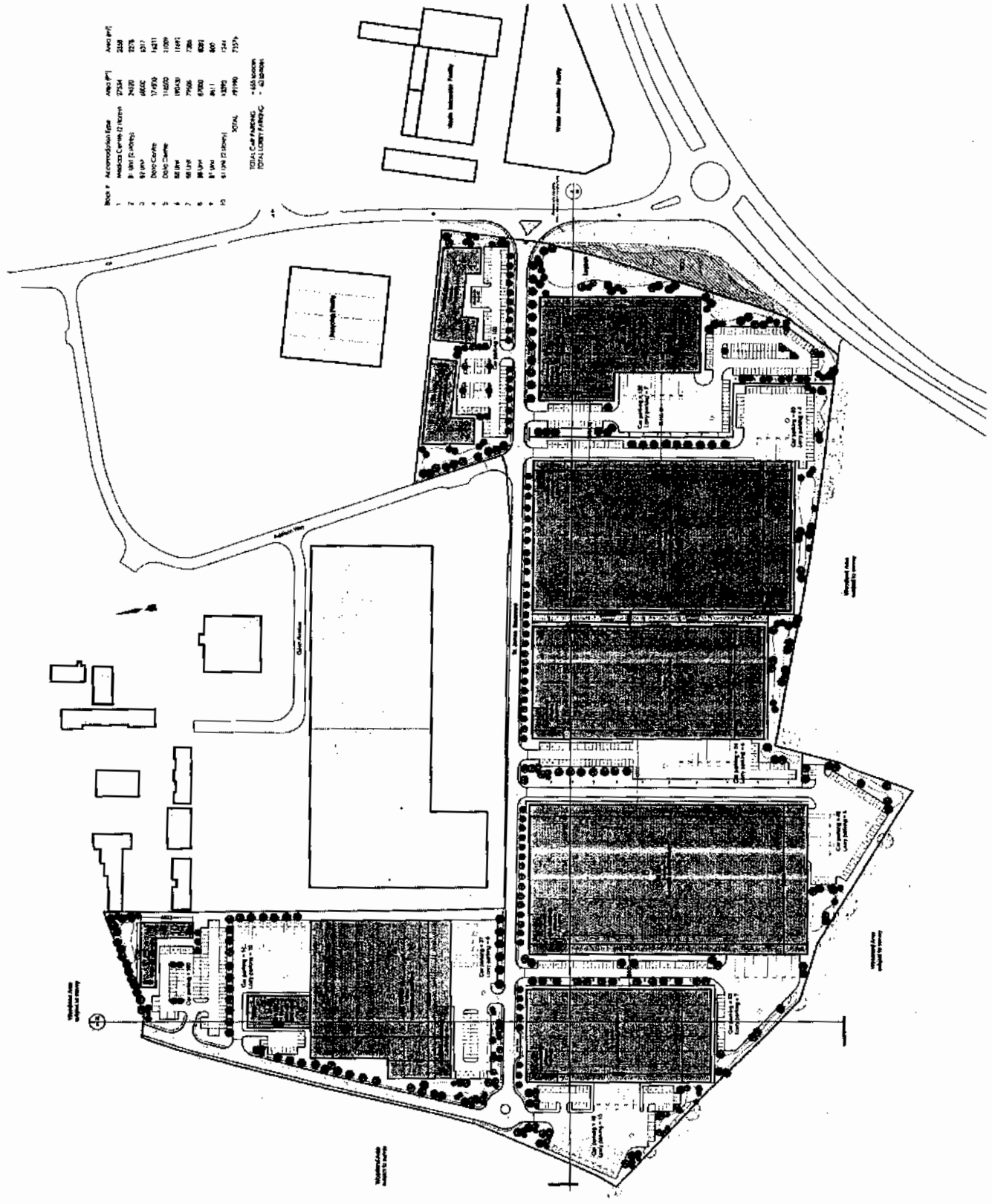
Date Printed : 02/08/2016

|                            |  |
|----------------------------|--|
| N                          |  |
| barefoot & gilles          |  |
| PROJECT NO. 1000 0000 0000 |  |
| DATE 10/01/00              |  |
| DRAWN BY [Name]            |  |
| CHECKED BY [Name]          |  |
| SCALE 1/8" = 1'-0"         |  |
| SHEET NO. 1 OF 1           |  |
| PROJECT LOCATION           |  |
| CLIENT                     |  |
| ARCHITECT                  |  |
| ENGINEER                   |  |
| LANDSCAPE ARCHITECT        |  |
| PLANNING STUDY             |  |



DATE: 11/16/2010  
 PROJECT: 1923 SKY-01  
 SHEET: 1 OF 1  
 DRAWN BY: [Name]  
 CHECKED BY: [Name]  
 SCALE: AS SHOWN

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



**barefoot & gilles**  
 ARCHITECTS  
 1000 W. 10th Street  
 Suite 100  
 Fort Worth, TX 76102  
 Phone: 817.339.1111  
 Fax: 817.339.1112  
 www.barefootandgilles.com

|          |                    |
|----------|--------------------|
| Client:  | Brasfield & Gorrie |
| Project: | 1923 SKY-01        |
| Phase:   | FEASIBILITY STUDY  |
| Scale:   | AS SHOWN           |
| Sheet:   | 1 OF 1             |
| Date:    | 11/16/2010         |



**Application Comments for 2351/16**

CLAYDON &amp; WHITTON PARISH COUNCIL

**Application Summary**

Application Number: 2351/16

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

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

Case Officer: Gemma Pannell

**Customer Details**

Name: Mrs Suzanne Eagle

Address: 7 Leicester Close, Ipswich IP2 9EX

**Comment Details**

Commenter Type: Objector

Stance: Customer objects to the Planning Application

Comment Reasons:

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

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

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

Hello Gemma

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

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

Thank you

Janet

---

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

I can confirm that an extension of time until 12<sup>th</sup> July is acceptable.

Gemma Pannell MA, MRTPI

Senior Development Management Officer - Development Management  
**Babergh and Mid Suffolk District Councils - Working Together**  
 Tel: 01473 826653  
 Email: [gemma.pannell@baberghmidsuffolk.gov.uk](mailto:gemma.pannell@baberghmidsuffolk.gov.uk)  
 Websites: [www.babergh.gov.uk](http://www.babergh.gov.uk) [www.midsuffolk.gov.uk](http://www.midsuffolk.gov.uk)

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



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

Hello

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

Thank you

Janet Gobey  
Clerk to Little Blakenham Parish Council

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

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

Gemma

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

Regards

David

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

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

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

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

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

I trust this is of assistance.

David Harrold MCIEH

Senior Environmental Health Officer  
Babergh and Mid Suffolk Council

01449 724718

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

**M3 : 179491**

**2351/16/OUT. EH - Land Contamination.**

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

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

Regards

Nathan

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

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



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

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

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

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

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

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

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

**ROAD CLASS:**

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

1 AL 2

Condition: No part of the development shall be commenced until details of the proposed accesses (including the position of any gates to be erected and visibility splays provided) have been submitted to and approved in writing by the Local Planning Authority. The approved access with the B1113 shall be laid out and constructed in its entirety prior to any other part of the development taking place unless otherwise approved in writing by the local planning authority in consultation with Suffolk County Council as local highway authority.  
 Thereafter the access shall be retained in its approved form.

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

2 AL 6

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

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

## 3 AL 8

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

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

## 4 D 2

Condition: Before the development is commenced details shall be submitted to and approved in writing by the Local Planning Authority showing the means to prevent the discharge of surface water from the development onto the highway. The approved scheme shall be carried out in its entirety before the access is first used and shall be retained and maintained thereafter in its approved form.

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

## 5 V 1

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

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

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

## 6 ER 1

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

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

## 7 Condition:

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

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

## 8 Condition:

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



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

#### 9 P 2

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

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

#### 10 Condition:

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

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

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

#### 11 Condition

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

Reason: To promote sustainable transport choices.

#### 12 NOTE 02

Note 2: It is an OFFENCE to carry out works within the public highway, which includes a Public Right of Way, without the permission of the Highway Authority.

Any conditions which involve work within the limits of the public highway do not give the applicant permission to carry them out. Unless otherwise agreed in writing all works within the public highway shall be carried out by the County Council or its agents at the applicant's expense.

The County Council's Central Area Manager must be contacted on Telephone: 01473 341414.

#### 13 NOTE 12

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

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

#### 14 NOTE 15

Note: The works within the public highway will be required to be designed and constructed in accordance with the County Council's specification.

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

#### S106 Obligations:

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

Comment:

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

Travel Plan

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

1

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

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

Yours sincerely,

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



## The Archaeological Service

---

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

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

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

Our Ref: 2016\_2351  
 Date: 15 June 2016

For the Attention of Gemma Pannell

Dear Mr Isbell

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

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

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

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

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

In this case the following two conditions would be appropriate:

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

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

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

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

**REASON:**

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

**INFORMATIVE:**

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

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

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

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

Yours sincerely,

Rachael Abraham  
Senior Archaeological Officer



40  
Historic England

EAST OF ENGLAND OFFICE

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

Direct Dial: 01223 582724

Our ref: P00513601

20 June 2016

Dear Ms Pannell

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

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

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

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

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

Yours sincerely

**Eilise McGuane**

Assistant Inspector of Historic Buildings and Areas  
E-mail: [eilise.mcguane@historicengland.org.uk](mailto:eilise.mcguane@historicengland.org.uk)

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



24 BROOKLANDS AVENUE, CAMBRIDGE, CB2 8BU

Telephone 01223 582749  
[HistoricEngland.org.uk](http://HistoricEngland.org.uk)



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

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

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

Dear Ms Pannell

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

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

#### **Waste**

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

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

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

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

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



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### **Foul Drainage**

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

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

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

Yours sincerely

**Louise Tait**  
**Senior Planning Advisor**

Direct dial 0191 203 4284

Direct e-mail [louise.tait@environment-agency.gov.uk](mailto:louise.tait@environment-agency.gov.uk)

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





Phil Watson Senior Landscape Officer

Natural Environment Team

Endeavour House ( B2 F5 47)  
Russell Road  
IPSWICH

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

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

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

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

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

Dear Gemma,

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

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

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

**The information provided by the applicant**

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

**The site and landscape**

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

We are working towards making Suffolk the Greenest County. This paper is 100% recycled and made using a chlorine free process.

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

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

### **Proposed Landscape Planting and Mitigation**

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

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

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

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

### **Recommendations**

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

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

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

### **PRIOR TO COMMENCEMENT: HARD AND SOFT LANDSCAPING MASTERPLAN**

A landscaping masterplan to include;

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

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

#### **CONCURRENT WITH RESERVED MATTERS: DETAILED DESIGN MATERIALS AND LAYOUT**

Concurrent with the submission of the Reserved Matters application(s), in any development area or phase details of design and materials in accordance with agreed Landscape Masterplan shall be submitted to the Local Planning Authority, including colour, materials, finishes, signage, parking, boundary treatments (including the details of walls and fences for individual buildings), movement patterns, lighting, outdoor spaces, security principles and waste bin storage arrangements. Samples of the facing and roofing materials to be used in the development shall also be provided. Thereafter the development shall be carried out in accordance with the approved details.

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

No development of any building above slab level will take place within a development area or phase, until there has been submitted to and approved in writing by the Local Planning Authority, in accordance with agreed Landscape Masterplan a scheme of soft landscaping for that development area/phase, drawn to a scale of not less than 1:200. The soft landscaping details shall include planting plans; written specifications (including cultivation and other operations associated with plant and grass establishment); schedules of plants noting species, plant sizes and proposed numbers/ densities, weed control protection and maintenance covering a period of a minimum 10 years as well as any tree works to be undertaken during the course of the development.

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

The agreed scheme shall be implemented in full.

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

No development of any building above slab level will take place in area or phase, until full details of a hard landscaping scheme for that area/phase, in accordance with agreed Landscape Masterplan has been submitted to and approved in writing by the Local Planning Authority. These details shall include proposed finished levels and contours showing earthworks and mounding; surfacing materials; means of enclosure; car parking layouts; other vehicle and pedestrian access and circulation areas; hard surfacing materials; minor artefacts and structures (for example furniture, play areas and equipment, refuse and/or other storage units, signs, lighting and similar features); proposed and existing functional services above and below ground (for example drainage, power, communications cables and pipelines, indicating lines, manholes, supports and other technical features). The agreed scheme shall be implemented in full.

**PRIOR TO FIRST USE OR OCCUPATION: EXTERNAL LIGHTING**

Neither occupation nor use of any building will take place in any area or phase of the development unless details of a scheme of external lighting for that area or phase have first been submitted to, and approved in writing by, the Local Planning Authority. The scheme shall show how and where external lighting will be installed, (through technical specifications and the provision of appropriate lighting contour plans which shall include lux levels of the lighting to be provided), so that it can be;

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

All external lighting shall be installed in accordance with the specifications and locations set out in the approved scheme, and shall be maintained thereafter in accordance with the scheme. Under no circumstances should any other external lighting be installed without prior consent from the Local Planning Authority.

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

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

**PRIOR TO COMMENCEMENT: TREE PROTECTION**

Any trees, shrubs and hedgerows within, or at the boundary of, the development area or phase, shall be protected in accordance with a scheme of tree protection, (BS5837:2012), to be agreed in writing with the Local Planning Authority prior to commencement. The Local Planning Authority shall be advised in writing that the protective measures/fencing within a development area/phase have been provided before any equipment, machinery or

materials are brought onto the site for the purposes of development and shall continue to be so protected during the period of construction and until all equipment, machinery and surplus materials have been removed.

Within the fenced area no work shall take place; no materials shall be stored; no oil or other chemicals shall be stored or disposed of; no concrete, mortar or plaster shall be mixed; no fires shall be started; no service trenches shall be dug; no soil shall be removed or ground level changed at any time, without the prior written consent of the Local Planning Authority.

**Reasons**

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

Yours sincerely

**Phil Watson**

Senior Landscape Officer

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

Our Ref M3 179494

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

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

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

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

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

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

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

Iain Farquharson

Environmental Management Officer  
Babergh Mid Suffolk Council

☎ 01449 724878

✉ [iain.farquharson@baberghmidsuffolk.gov.uk](mailto:iain.farquharson@baberghmidsuffolk.gov.uk)

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

Dear Sir or Madam,

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

Kind regards,

**Alex Thirtle**

Growth Planning Advisor

**Anglian Water Services Limited**

Tel Office: 0345 0265 458

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

[www.anglianwater.co.uk](http://www.anglianwater.co.uk) - [www.anglianwater.co.uk/developers/growth-and-planning-faqs.aspx](http://www.anglianwater.co.uk/developers/growth-and-planning-faqs.aspx)

## Consultee Comments for application 2351/16

### Application Summary

Application Number: 2351/16

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

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

Case Officer: Gemma Pannell

### Consultee Details

Name: Mr Robert Boardman (Stowmarket Ramblers)

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

Email: bob@gardeners8.plus.com

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

### Comments

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





## Consultation Response

|   |   |  |                              |
|---|---|--|------------------------------|
| 1 | <b>Application Number</b>   | 2351/16  |                              |
| 2 | <b>Date of Response</b>   | 20/6/2016  |                              |
| 3 | <b>Responding Officer</b>   | Name:  | Dawn Easter                  |
|   |   | Job Title:   | Economic Development Officer |
|   |   | Responding on behalf of...   | Economic Strategy            |
| 4 | <b>Recommendation</b><br>(please delete those N/A)<br><br>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 | <b>Discussion</b><br>Please outline the reasons/rationale behind how you have formed the recommendation. Please refer to any guidance, policy or material considerations that have informed your recommendation.  | <p>Whilst this land has not been formally allocated for employment, it is a natural extension to the existing industrial estate around Addison Way. Its close proximity to the A14 at junction 52 makes it attractive to businesses that rely on access to the Port of Felixstowe and the Midlands via the A14. The current junction configuration of Bramford Road to the B1113 means that traffic is directed with a left turn only and minimises the traffic impact on Bramford and Sproughton.</p> <p>I support the mix of B1 and B8 uses and the jobs that the new buildings will bring to the area. These jobs, estimated to be around 600, will support economic growth in both the Mid Suffolk District and Ipswich Policy Area and compliment recent and planned housing growth nearby.</p> |                              |
| 6 | <b>Amendments, Clarification or Additional Information Required</b><br>(if holding objection)<br><br>If concerns are raised, can they be overcome with changes? Please ensure any requests are proportionate      |  |                              |
| 7 | <b>Recommended conditions</b>   |  |                              |

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

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

**Our Ref: W273/013/ROW367/16**

**For The Attention of: Gemma Pannell**

### **Public Rights of Way Response**

Thank you for your consultation concerning the above application.

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

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

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

Regards

**Jennifer Green**

**Rights of Way and Access**

**Part Time - Office hours Wednesdays and Thursday**

Resource Management, Suffolk County Council

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

 (01473) 264266 |  [PROWPlanning@suffolk.gov.uk](mailto:PROWPlanning@suffolk.gov.uk) |

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

**For great ideas on visiting Suffolk's countryside visit [www.discoversuffolk.org.uk](http://www.discoversuffolk.org.uk)**

**From:** [planningadmin@midsuffolk.gov.uk](mailto:planningadmin@midsuffolk.gov.uk) [mailto:[planningadmin@midsuffolk.gov.uk](mailto:planningadmin@midsuffolk.gov.uk)]  
**Sent:** 03 June 2016 18:00  
**To:** RM PROW Planning  
**Subject:** Consultation on Planning Application 2351/16

Correspondence from MSDC Planning Services.

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

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

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

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

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

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

be found in detail in the Mid Suffolk Local Plan.

We look forward to receiving your comments.

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

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

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

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

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

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

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

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

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

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

[Guidance on Development and Flood risk](#)

SS

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

***Steven Halls***

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

Tel: 01473 264430  
Mobile: 07713093642  
Email: [steven.halls@suffolk.gov.uk](mailto:steven.halls@suffolk.gov.uk)

Regards

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

Tel: 01473 260907  
email: [denis.cooper@suffolk.gov.uk](mailto:denis.cooper@suffolk.gov.uk)

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

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

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

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

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

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

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

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

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

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

Details follow:

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

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

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

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

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

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

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

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

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

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

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

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

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

Guidance is available see link below.

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

Tel: 01473 260907  
 email: [denis.cooper@suffolk.gov.uk](mailto:denis.cooper@suffolk.gov.uk)

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




**Suffolk Fire and Rescue Service**

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

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

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

Date: 19/07/2016

Dear Sirs

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

I refer to the above application.

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

**Access and Fire Fighting Facilities**

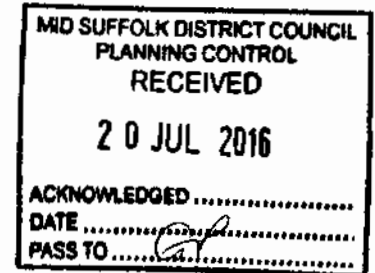
Access to buildings for fire appliances and firefighters must meet with the requirements specified in Building Regulations Approved Document B, (Fire Safety), 2006 Edition, incorporating 2010 and 2013 amendments Volume 1 - Part B5, Section 11 dwelling houses, and, similarly, Volume 2, Part B5, Sections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

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

**Water Supplies**

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

Continued/




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

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

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

Yours faithfully

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

Mrs A Kempen  
Water Officer

Enc: PDL1

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



**Suffolk Fire and Rescue Service**

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

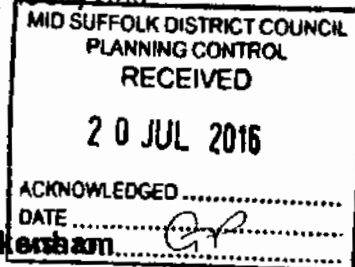
Mid Suffolk District Council  
Planning Department  
131 High Street  
Needham Market  
Ipswich  
IP6 8DL

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

Date: 19 July 2016

**Planning Ref: 2351/16**

Dear Sirs



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

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

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

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

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

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


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

Continued/

OFFICIAL

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

Yours faithfully

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

Mrs A Kempen  
Water Officer

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



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

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

[planningadmin@midsuffolk.gov.uk](mailto:planningadmin@midsuffolk.gov.uk)

**BY EMAIL ONLY**

T 0300 060 3900

Dear Ms Pannell,

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

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

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

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

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

***Nationally designated sites***

**No objection – with conditions**

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

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

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

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

#### Condition

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

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

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

#### 2) Other advice

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

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

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

#### Protected Species

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

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

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

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

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

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

### **Biodiversity enhancements**

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

### **Impact Risk Zones for Sites of Special Scientific Interest**

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

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

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

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

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

Yours sincerely

**Jack Haynes**

Land Use Operations Norfolk & Suffolk Team

Email: [jack.haynes@naturalengland.org.uk](mailto:jack.haynes@naturalengland.org.uk)

Tel: 0208 02 64857

Cc. Gemma Pannell, Babergh & Mid Suffolk District Councils



## Developments Affecting Trunk Roads and Special Roads

### Highways England Planning Response (HEPR 16-01)

#### Formal Recommendation to an Application for Planning Permission

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

To: Mid Suffolk District Council

CC: [growthandplanning@highwaysengland.co.uk](mailto:growthandplanning@highwaysengland.co.uk)

Council's Reference: 2351/16

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

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

Highways Act Section 175B ~~is~~ is not relevant to this application.<sup>1</sup>

<sup>1</sup> Where relevant, further information will be provided within Annex A.



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



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

Suffolk Wildlife Trust  
Brooke House  
Ashbocking  
Ipswich  
IP6 9JY

01473 890089  
info@suffolkwildlifetrust.org  
suffolkwildlifetrust.org

25/07/2016

Dear Gemma,

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

General Comments

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

Hazel Dormice

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

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

- Scoring system – whilst the scoring system described in principle follows that in the published best practice guidance<sup>1</sup>, the scores should not be doubled for undertaking two visits in one month;
- Position of nest tubes and boxes – from the photographs included within the report, the position of some of the nest tubes would not appear to optimise the best locations for detecting dormice. It is also noted that the surveys are not being undertaken by an ecologist with a dormouse survey licence, we would normally recommend that the person undertaking the survey has a licence as this demonstrates a suitable level of experience.

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

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

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Sue Hooton Senior Ecologist

Natural Environment Team

Endeavour House ( B2 F5 48)  
Russell Road  
IPSWICH

IP1 2BX  
Suffolk  
Tel: 01473 264784  
Fax: 01473 216889  
Email: sue.hooton@suffolk.gov.uk

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

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

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

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

Dear Gemma,

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

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

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

**The information provided by the applicant**

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

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

**Dormouse**

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

We are working towards making Suffolk the Greenest County. This paper is 100% recycled and made using a chlorine free process.

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

#### **Other Protected Species**

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

#### **Priority Species**

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

#### **Invasive plants**

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

#### **Recommendations**

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

#### **PRIOR TO COMMENCEMENT: CONSTRUCTION ENVIRONMENTAL MANAGEMENT PLAN (BIODIVERSITY)**

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

#### **NESTING BIRDS**

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

#### **PRIOR TO COMMENCEMENT: REPTILES**

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

#### **PRIOR TO COMMENCEMENT: GREAT CRESTED NEWTS**

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

**PRIOR TO COMMENCEMENT: BADGERS**

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

**PRIOR TO COMMENCEMENT: EXTERNAL LIGHTING**

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

**HARD LANDSCAPING: FENCING**

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

**Reasons**

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

Yours sincerely

**Sue Hooton**

Senior Ecologist