



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

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

To: Babergh and Mid Suffolk District Councils      FAO, Vincent Pearce

CC: [transportplanning@dft.gov.uk](mailto:transportplanning@dft.gov.uk)  
[spatialplanning@highwaysengland.co.uk](mailto:spatialplanning@highwaysengland.co.uk)

**Council's Reference:** DC/21/04358

**National Highways Ref:** A14-93053

**Location:** Land at Blackacre Hill, Bramford Road, Great Blakenham, Suffolk

**Proposal:** Application for approval of Reserved Matters following approval of Outline Planning Permission DC/20/03891 dated: 17/02/2021 - Appearance, Landscaping, Layout, and Scale in relation to the Construction of Phase 8 Units 1 and 2 Class B8 Warehouse buildings including ancillary office space, production areas (Class E(g)) and car parking deck.

Referring to the consultation on a planning application dated 27 October 2021, referenced above, in the vicinity of the A14 that forms part of the Strategic Road Network, notice is hereby given that National Highways' formal recommendation is that we:

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

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

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

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

<b>Signature:</b> S. H.	<b>Date:</b> 15 November 2021
<b>Name:</b> Shamsul Hoque	<b>Position:</b> Assistant Spatial Planner
<b>National Highways</b> Highways England   Woodlands   Manton Lane   Bedford   MK41 7LW	

#### **Annex A National Highway's assessment of the proposed development**

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

With this Reserved Matters application (for Appearance, Landscape, Layout and Scale) is unlikely to have any severe impact upon the Strategic Road Network (SRN).

The amendments proposed to this planning application are not in conflict with National Highway's (former, Highways England) previous formal response, dated 18 August 2021.

Therefore, we offer no objection.

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

**From:** Goodman, Thomas  
**Sent:** 27 October 2021 15:27  
**To:** BMSDC Planning Area Team Pink  
**Subject:** RE: MSDC Planning Re-consultation Request - DC/21/04358

To whom it may concern,

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

**Land At Blackacre Hill, Bramford Road, Great Blakenham, Suffolk  
Application No. DC/21/04358**

Thank you for your letter of 27 October 2021 regarding the above application for planning permission. On the basis of the information available to date, in our view you do not need to notify or consult us on this application under the relevant statutory provisions, details of which are enclosed.

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

Yours sincerely

Tom Goodman  
Business Officer

Historic England | Brooklands, 24 Brooklands Avenue, Cambridge, CB2 8BU.

**From:** BMSDC Planning Area Team Pink <PlanningPink@baberghmidsuffolk.gov.uk>

**Sent:** 18 Nov 2021 01:21:24

**To:**

**Cc:**

**Subject:** FW: Planning Consultation DC/21/04358 Natural England Response

**Attachments:**

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**From:** SM-NE-Consultations (NE) <consultations@naturalengland.org.uk>

**Sent:** 16 November 2021 10:29

**To:** BMSDC Planning Area Team Pink <PlanningPink@baberghmidsuffolk.gov.uk>

**Subject:** Planning Consultation DC/21/04358 Natural England Response

Dear Sir/Madam,

Application ref: DC/21/04358

Our ref: 373397

Natural England has no comments to make on this re-consultation application.

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

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

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

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

Yours faithfully

Corben Hastings  
Support Adviser, Operations Delivery  
Consultations Team  
Natural England  
Hornbeam House, Electra Way  
Crewe, Cheshire, CW1 6GJ  
Tel: 0300 060 3900  
Email: [consultations@naturalengland.org.uk](mailto:consultations@naturalengland.org.uk)


Thriving Nature  
for people and planet



[www.gov.uk/natural-england](http://www.gov.uk/natural-england)

**We are here to secure a healthy natural environment for people to enjoy, where wildlife is protected and England's traditional landscapes are safeguarded for future generations.**

**From:** SM-NE-Consultations (NE)  
**Sent:** 20 August 2021 13:15  
**To:** BMSDC Planning Area Team Pink  
**Subject:** DC/21/04358 NE Response

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

FAO Vincent Pearce

Dear Mr Pearce,

Application ref: DC/21/04358  
Our ref: 364828

Natural England has no comments to make on this Reserved Matters Application.

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

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

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

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

Yours sincerely,

Ben Jones

Operations Delivery  
Consultations Team  
Natural England  
Hornbeam House  
Electra Way  
Crewe  
Cheshire  
CW1 6GJ



# Ministry of Defence

Vincent Pearce  
Babergh and Mid Suffolk District Councils  
Planning Department  
8 Russell Road  
Ipswich  
IP1 2BX

Your reference: DC/21/04358  
Our reference: 10052968

# Defence Infrastructure Organisation

Safeguarding Department  
Statutory & Offshore  
Defence Infrastructure Organisation Head Office  
St George's House  
DMS Whittington  
Lichfield  
Staffordshire  
WS14 9PY

Tel: 07970171174

E-mail: [DIO-safeguarding-statutory@mod.gov.uk](mailto:DIO-safeguarding-statutory@mod.gov.uk)

[www.mod.uk/DIO](http://www.mod.uk/DIO)

26 October 2021

Dear Vincent,

## **MOD Safeguarding-RAF Wattisham**

**Proposal:** Application for approval of Reserved Matters following approval of Outline Planning Permission DC/20/03891 dated: 17/02/2021 - Appearance, Landscaping, Layout, and Scale in relation to the Construction of Phase 8 Units 1 and 2 Class B8 Warehouse buildings including ancillary office space, production areas (Class E(g)) and car parking deck

**Location:** Land at Blackacre Hill, Bramford Road, Great Blakenham, Suffolk

**Grid Ref:** 612127, 249588

Thank you for consulting the Ministry of Defence (MOD) on the above proposed development.

The applicant is seeking planning permission for reserved matters following approval of Outline Planning Permission DC/20/03891 dated: 17/02/2021 for Appearance, Landscaping, Layout, and Scale in relation to the Construction of Phase 8 Units 1 and 2 Class B8 Warehouse buildings including ancillary office space, production areas (Class E(g)) and car parking deck.

The application site falls within the statutory height, technical and birdstrike safeguarding zones for RAF Wattisham and is located approximately 9.8km from RAF Wattisham.

After reviewing the documents provided, I can confirm that MOD has no objections with regards to this proposal.

I trust this adequately explains our position on this matter

Yours sincerely

Kalie Jagpal  
Assistant Safeguarding Manager

**From:** BMSDC Planning Area Team Pink <PlanningPink@babberghmidsuffolk.gov.uk>

**Sent:** 12 Nov 2021 10:04:49

**To:**

**Cc:**

**Subject:** FW: MSDC Planning Re-consultation Request - DC/21/04358

**Attachments:** ufm28\_Standard\_Re-consultation\_Letter.pdf

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

**Sent:** 09 November 2021 11:14

**To:** BMSDC Planning Area Team Pink <PlanningPink@babberghmidsuffolk.gov.uk>; Vincent Pearce <Vincent.Pearce@babberghmidsuffolk.gov.uk>

**Subject:** RE: MSDC Planning Re-consultation Request - DC/21/04358

[ufm28\\_Standard\\_Re-consultation\\_Letter.pdf](#)

Dear Vincent,

Thank you for consulting us regarding the Application for approval of Reserved Matters following approval of Outline Planning Permission DC/20/03891 dated: 17/02/2021 - Appearance, Landscaping, Layout, and Scale in relation to the Construction of Phase 8 Units 1 and 2 Class B8 Warehouse buildings including ancillary office space, production areas (Class E(g)) and car parking deck)."

### **Comments on Surface Water (SW) Drainage and local flooding from Suffolk County Council Flood and Water Management Team**

I have reviewed the following submission and would not advise approval at this time.

- Site Layout Plan – see below

This is because:

- The layout with the approved SW drainage strategy is not the same as the layout now submitted for reserved matters.
- It is not clear whether there is sufficient space for the proposed /required drainage.
- A plan is needed showing the proposed drainage overlaid on the new layout. Some variation in details may be possible, but the applicant will need to demonstrate: the appropriate storage capacity will be provided, that discharge rates and pollution control measures for phase 8 are in accordance with the approved strategy for sites 2,3,and 8.
- The following extracts show the problem

From approved SW strategy plan rev c planning ap 21/0211





Dear Vincent,

Thank you for consulting us regarding the application for approval of Reserved Matters following approval of Outline Planning

Permission DC/20/03891 dated: 17/02/2021 - Appearance, Landscaping, Layout, and Scale in relation to the Construction of Phase 8 Units 1 and 2 Class B8 Warehouse buildings including ancillary office space, production areas (Class E(g)) and car parking deck 8.

Comments on Surface Water (SW) Drainage and local flooding from Suffolk County Council Flood and Water Management Team

I have reviewed the submitted documents and would advise you not to approve reserved matters related to layout and scale and landscaping until condition 6 relating to SW drainage is discharged.

This is because:

- No SW details are shown.
- It is not clear how much space is needed within the application site for attenuation / storage of SW runoff.
- SW drainage proposals submitted with application 21/02011 to discharge condition 6 of permission 20/03891 were not acceptable and would cause increased flooding off the site contrary to national and local policies.

Information:

Application 21/02011 sought approval to a different SW strategy to that previously put forward for phases 1,2,3,4 and 8. That involved siting a large soakaway off site within SCC land to the S East, however ground conditions here were not sufficiently permeable and space limited. That application is shown as "awaiting decision"

I have informally received, from the developer's consultant engineer, proposals for a third potential SW strategy. I am currently not sure whether this will be acceptable.

I understand phase 4 is nearing completion and am surprised that phase 2 (the access road including drainage is not completed?) it appears the development is proceeding contrary to condition 6.

#### Condition 6

6. ACTION REQUIRED IN ACCORDANCE WITH A SPECIFIC TIMETABLE -SURFACE WATER DRAINAGE DETAILS Development in Phases 1, 2 and 4 shall proceed in accordance with the details approved under reference DC/19/04320, which shall be, unless otherwise agreed with the local planning authority, implemented in full before the relevant phase is occupied. No development shall take place within any other area or phase of the development until details of a surface water drainage scheme for that phase, based on sustainable drainage principles and an assessment of the hydrological and hydro geological context of the development within that phase, has been submitted to and approved in writing by the local planning authority. The details should demonstrate the surface water runoff generated up to and including the 100 years critical storm will not exceed the runoff 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

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

Regards

Denis Cooper

Flood and Water Engineer

Flood and Water Management

Growth, Highways and Infrastructure

Suffolk County Council

Tel: 01473 260907

email: denis.cooper@suffolk.gov.uk

## Useful Links

SCC Guidance on Development and SW flood risk

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

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

Sent: 16 August 2021 20:11

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

Subject: MSDC Planning Consultation Request - DC/21/04358

Please find attached planning consultation request letter relating to planning application - DC/21/04358 - Land At Blackacre Hill, Bramford Road, Great Blakenham, Suffolk

Kind Regards

Planning Support Team

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

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

Your Ref: DC/21/04358  
Our Ref: SCC/CON/5719/21  
Date: 21 December 2021  
Highways Enquiries to: Highways.DevelopmentControl@suffolk.gov.uk



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

Email: [planning@babberghmidsuffolk.gov.uk](mailto:planning@babberghmidsuffolk.gov.uk)

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

For the attention of: Vincent Pearce - MSDC

Dear Vincent

**TOWN AND COUNTRY PLANNING ACT 1990 CONSULTATION RETURN: DC/21/04358**

**PROPOSAL:** Application for approval of Reserved Matters following approval of Outline Planning Permission DC/20/03891 dated: 17/02/2021 - Appearance, Landscaping, Layout, and Scale in relation to the Construction of Phase 8 Units 1 and 2 Class B8 Warehouse buildings including ancillary office space, production areas (Class E(g)) and car parking deck

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

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

Whilst the revised parking provision represents a reduction from the previously accepted provision, we are satisfied that this will not significantly impact upon the local highway network and subsequently the revisions are acceptable to the Highway Authority.

**Recommended conditions:**

Condition: The use shall not commence until the area(s) within the site shown on drawing no. 2066 DE 10-002 Rev O for the purposes of loading, unloading, manoeuvring and parking of vehicles has / have been provided and thereafter the area(s) shall be retained, maintained and used for no other purposes.

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

Condition: Before any building is constructed above ground floor slab level details of the areas to be provided for the secure, covered and lit cycle storage including electric assisted cycles shall be submitted to and approved in writing by the Local Planning Authority. The approved scheme shall be carried out in its entirety before the development is brought into use and shall be retained thereafter and used for no other purpose.

Reason: To promote sustainable travel by ensuring the provision at an appropriate time and long term maintenance of adequate on-site areas and infrastructure for the storage of cycles and charging of electrically assisted cycles in accordance with Suffolk Guidance for Parking 2019.

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

Reason: To provide EV charging infrastructure in accordance with Suffolk Guidance for Parking (2019)

Condition: Before the development is commenced, details of the areas to be provided for the storage and presentation for collection/emptying of refuse and recycling bins shall be submitted to and approved in writing by the Local Planning Authority.

The approved scheme shall be carried out in its entirety before the development is brought into use and shall be retained thereafter for no other purpose.

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

Yours sincerely,

**Ben Chester**  
**Senior Transport Planning Engineer**  
Growth, Highways and Infrastructure

From: Water Hydrants  
Sent: 27 October 2021 11:42  
To: BMSDC Planning Area Team Pink  
Subject: FW: MSDC Planning Re-consultation Request - DC/21/04358

Fire Ref.: F216191

FAO: Vincent Pearce

Good Morning,

Thank you for your letter regarding the re-consultation for this site.

The Suffolk Fire & Rescue Service made comment on the original planning application of 2351/16, which we note was published. We did request a Condition in the Decision Notice for Fire Hydrants. If that has not been added, please ensure that there is a Condition for the re-consultation.

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

Kind regards,  
A Stordy  
Admin to Water Officer  
Fire and Public Safety Directorate, SCC

**From:** Chris Ward  
**Sent:** 01 November 2021 12:59  
**To:** Vincent Pearce  
**Cc:** BMSDC Planning Area Team Pink  
**Subject:** RE: MSDC Planning Re-consultation Request - DC/21/04358

Dear Vincent,

Thank you for consulting me about the re-consultation. On reviewing the documents I have no comment to make.

Kind regards

**Chris Ward**  
Active Travel Officer  
Transport Strategy  
Strategic Development - Growth, Highways and Infrastructure  
Suffolk County Council

# Consultee Comments for Planning Application DC/21/04358

## Application Summary

Application Number: DC/21/04358

Address: Land At Blackacre Hill Bramford Road Great Blakenham Suffolk

Proposal: Application for approval of Reserved Matters following approval of Outline Planning Permission DC/20/03891 dated: 17/02/2021 - Appearance, Landscaping, Layout, and Scale in relation to the Construction of Phase 8 Units 1 and 2 Class B8 Warehouse buildings including ancillary office space, production areas (Class E(g)) and car parking deck

Case Officer: Vincent Pearce

## Consultee Details

Name: Miss Tegan Chenery

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

Email: Not Available

On Behalf Of: Heritage Team

## Comments

Hello Vincent,

DC/21/04358 Land at Blackacre Hill, Bramford Road, Great Blakenham

The Heritage Team have no comments to provide on the above application.

Tegan Chenery BA(Hons) MSt

Heritage and Design Officer

Babergh and Mid Suffolk District Councils - Working Together





04 October 2021

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

---

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

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**Application:** DC/21/04358  
**Location:** Land At Blackacre Hill Bramford Road Great Blakenham Suffolk  
**Proposal:** Application for approval of Reserved Matters following approval of Outline Planning Permission DC/20/03891 dated: 17/02/2021 - Appearance, Landscaping, Layout, and Scale in relation to the Construction of Phase 8 Units 1 and 2 Class B8 Warehouse buildings including ancillary office space, production areas (Class E(g)) and car parking deck.

Dear Vincent,

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

**Summary**

We have reviewed the further submitted documents for this reserved matter application, provided by the applicant on the 25<sup>th</sup> October 2021.

We have also reviewed the Dormouse Survey Report (Abrehart Ecology, Nov 2016), Construction Environmental Management Plan - Biodiversity (Abrehart Ecology, June 2017), Reptile Mitigation Strategy (Abrehart Ecology, June 2017) and (Abrehart Ecology) and Badger Survey Report (Abrehart Ecology, May 2017) submitted and approved under the previous discharge of condition application (DC/17/03851).

We note no further information has been provided to address the queries raised in Place Services Ecology initial comments (04 October 2021). As a result, request that these comments are still followed for this application.

Please contact us with any queries.



Yours sincerely,

**Hamish Jackson ACIEEM BSc (Hons)**

Ecological Consultant

[placeservicesecology@essex.gov.uk](mailto:placeservicesecology@essex.gov.uk)

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

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



04 October 2021

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

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

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**Application:** DC/21/04358  
**Location:** Land At Blackacre Hill Bramford Road Great Blakenham Suffolk  
**Proposal:** Application for approval of Reserved Matters following approval of Outline Planning Permission DC/20/03891 dated: 17/02/2021 - Appearance, Landscaping, Layout, and Scale in relation to the Construction of Phase 8 Units 1 and 2 Class B8 Warehouse buildings including ancillary office space, production areas (Class E(g)) and car parking deck.

Dear Vincent,

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

### **Summary**

We have reviewed the submitted documents for this reserved matter application, including the Site Layout Plan – Rev G (Barefoot & Gilles, July 2021).

We have also reviewed the Dormouse Survey Report (Abrehart Ecology, Nov 2016), Construction Environmental Management Plan - Biodiversity (Abrehart Ecology, June 2017), Reptile Mitigation Strategy (Abrehart Ecology, June 2017) and (Abrehart Ecology) and Badger Survey Report (Abrehart Ecology, May 2017) submitted and approved under the previous discharge of condition application (DC/17/03851).

It is indicated that the approved ecological reports are out of date to support this application, in line with CIEEM Guidance<sup>1</sup>. As a result, it would be useful for the applicant's ecologist to carry out a site

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



visit and provide an ecological addendum to update the ecological information for this application. This should provide appropriate justification, on:

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

If it is considered necessary that further mitigation measures are required this scheme, then this preferably should be secured via an updated Construction Environmental Management Plan - Biodiversity.

We note that the Site Layout Plan – Rev G (Barefoot & Gilles, July 2021) is not supported by detailed soft landscaping information. This should include the proposed planting specification and schedules, as well suitable details of implementation to ensure that plants will establish successfully, in line with condition 34 of the initial application (DC/20/03891). However, it is accepted that these measures could be secured via a discharge of condition application.

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

Furthermore, it is indicated that a wildlife friendly lighting scheme should be provided for this application, in line with condition 8 of the initial application (DC/20/03891). However, it is also accepted that these measures could be secured via a discharge of condition application, prior to beneficiary use. The lighting strategy should follow BCT & ILP Guidance<sup>2</sup> and a professional ecologist should be consulted to advise on the likely ecological impacts from this scheme. Ideally, the following measures should be indicated to avoid impacts to foraging and commuting bats:

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

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



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

Please contact me with any queries.

Yours sincerely,

**Hamish Jackson ACIEEM BSc (Hons)**

Ecological Consultant

[placeservicesecology@essex.gov.uk](mailto:placeservicesecology@essex.gov.uk)

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

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



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

17/11/2021

For the attention of: Vincent Pearce

**Ref: DC/21/04358; Land At Blackacre Hill, Bramford Road, Great Blakenham, Suffolk**

Thank you for consulting us on the application for approval of Reserved Matters following approval of Outline Planning Permission DC/20/03891 dated: 17/02/2021 - Appearance, Landscaping, Layout, and Scale in relation to the Construction of Phase 8 Units 1 and 2 Class B8 Warehouse buildings including ancillary office space, production areas (Class E(g)) and car parking deck. This letter sets out our consultation response on the landscape impact of the planning application and how the proposed layout and design relates and responds to the landscape setting and context of the site.

We note that some recommendations from our letter dated 06/09/2021 have been made, however we believe there are still fundamental issues with the landscape proposals of the site that need to be resolved.

The landscaping of the site is an opportunity to provide a coherent canvas for the units to sit within. There is potential that as individual phases come forward that the quality and quantity of landscape provision, for the site as a whole, could be degraded. As stated in our previous letter it is our judgement that the amendments to the layout of unit 1 & 2 are significant in terms of visual impact, visual amenity and biodiversity.

It should also be noted that Condition 34 Soft Landscaping and 35 Hard Landscaping of the granted outline permission 2351/16 (amended 1755/17) are concurrent with the reserved matters application and have only been partly discharged (unit 4 only) under application DC/19/05259.

The approved landscape masterplan produced to discharge condition 32 of granted outline permission 2351/16 (DC/19/01775 – Dwg Ref LSDP 11365-05\_RevD) indicated over 1,750m<sup>2</sup> of planting between units 1 & 2, the majority of which was focused along the boundaries. This application has not provided close to that quantity and for that reason we **cannot support** this application on the grounds of insufficient landscape provision and recommend that a revised scheme of hard, soft landscaping works and boundary treatment for this phase is submitted to fulfil the requirements of conditions 34 and 35 as referenced above.

If you have any queries regarding the above, please let me know.

Kind regards,

Kim Howell BA (Hons) DipLA CMLI  
Landscape Consultant

**Place Services provide landscape advice on behalf of Babergh and Mid Suffolk District Councils.** Please note: This letter is advisory and should only be considered as the opinion formed by specialist staff in relation to this particular matter.



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

06/09/2021

For the attention of: Vincent Pearce

**Ref: DC/21/04358; Land At Blackacre Hill, Bramford Road, Great Blakenham, Suffolk**

Thank you for consulting us on the application for Application for approval of Reserved Matters following approval of Outline Planning Permission DC/20/03891 dated: 17/02/2021 - Appearance, Landscaping, Layout, and Scale in relation to the Construction of Phase 8 Units 1 and 2 Class B8 Warehouse buildings including ancillary office space, production areas (Class E(g)) and car parking deck. This letter sets out our consultation response on the landscape impact of the planning application and how the proposed layout and design relates and responds to the landscape setting and context of the site.

This site benefits from previously granted permission including the discharge of landscape conditions (DC/19/01775), however the layout and arrangement of the proposed site has changed significantly from the approved scheme. The buildings are now joined and located to the north of the plot and the vehicle entry point and carparking has been altered.

The information supplied with this revised layout was insufficient for us to provide a comprehensive landscape response. There was a lack of information on both the soft and hard landscape elements of the proposal which needs to be addressed.

In response to the information supplied we have the following observations and recommendation:

1. There are several trees which we believe will struggle to establish and reach their amenity and ecological value. In particular:
  - The trees directly adjacent to Unit 1 in the carpark are in extremely small planting areas. While it is entirely possible to plant these trees we would be looking for further details of the tree pit and how the establishment and long term value will be ensured.
  - An entrance canopy is shown on Unit 1 on Dwg 2066 DE 20-002\_D but is missing from 2066 DE 10-002 G and also from the elevations drawing. The canopy could compete with the proposed trees in the carparking area to the east. Clarification is sought.
  - Trees are indicated between the lower carpark area and the elevated road to the west. Further information should be supplied to ensure that consideration has been given to the establishment and root needs of the tree. This is to ensure that the structure is not compromised resulting in the future removal of the tree.
2. There is an excess of hardstanding outside both units and the opportunity to provide 'green space' has not been fully exploited; the opportunity to improve the sites biodiversity has been reduced meanwhile the surface water run-off requires further consideration.

3. There are no opportunities provided for staff and visitors to use the outdoor space during breaks.
4. There is a discrepancy between drawings; the entrance canopy of Unit 1 is included on some drawing but not others. There would potentially be a landscape implication as this would be above some of the planting beds.
5. The areas of planting provided have not been used strategically to create zones of use; they do not provide adequate screening or barriers between staff vehicles, delivery trucks and pedestrian movements.
6. There appears to be no cycle parking provision for Unit 1
7. Vehicle parking has been pushed up against the building and therefore requires pedestrians to walk on the vehicle surface.
8. The opportunity for planters to be used on the parking deck of Unit 2 and green roofs to the building to improve biodiversity of the site should be explored.
9. The area at the top of the emergency ramp of Unit 1 should not be a parking space to allow for free pedestrian movement. It should be identified as 'not for parking' by providing yellow line hatching or demarcated by bollards.

In light of the layout change we recommend that a revised scheme of hard, soft landscaping works and boundary treatment for the site be submitted. This should include any proposed changes in ground levels and also accurately identify spread, girth and species of all existing trees, shrubs and hedgerows in the surrounding area. A specification of soft landscaping, including proposed trees, plants and seed mixes must be included. The specification should be in line with British Standards and include details of planting works such as preparation, implementation, materials (i.e. soils and mulch), any protection measures that will be put in place (i.e. rabbit guards) and any management regimes (including watering schedules) to support establishment. This should be accompanied by a schedule, with details of quantity, species and size/type (bare root, container etc). Hard landscape details such as surface materials and boundary treatments must also be included.

If you have any queries regarding the above, please let me know.

Kind regards,

Kim Howell BA (Hons) DipLA CMLI  
Landscape Consultant

**Place Services provide landscape advice on behalf of Babergh and Mid Suffolk District Councils.** Please note: This letter is advisory and should only be considered as the opinion formed by specialist staff in relation to this particular matter.



**From:** BMSDC Planning Area Team Pink <PlanningPink@baberghmidsuffolk.gov.uk>

**Sent:** 18 Nov 2021 01:23:21

**To:**

**Cc:**

**Subject:** FW: (299861) DC/21/04358. Land Contamination

**Attachments:**

---

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

**Sent:** 17 November 2021 13:01

**To:** BMSDC Planning Area Team Pink <PlanningPink@baberghmidsuffolk.gov.uk>

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

**Subject:** (299861) DC/21/04358. Land Contamination

EP Reference: 299861

DC/21/04358. Land Contamination

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

Application for approval of Reserved Matters following approval of Outline Planning Permission DC/20/03891 dated: 17/02/2021 - Appearance, Landscaping, Layout, and Scale in relation to the Construction

Many thanks for your request for comments in relation to the above application. I can confirm that I have no comments to make with respect to land contamination.

Regards

Nathan

**Nathan Pittam** BSc. (Hons.) PhD

Senior Environmental Management Officer

**Babergh and Mid Suffolk District Councils – Working Together**

Email: [Nathan.pittam@baberghmidsuffolk.gov.uk](mailto:Nathan.pittam@baberghmidsuffolk.gov.uk)

Work: 01449 724715

websites: [www.babergh.gov.uk](http://www.babergh.gov.uk) [www.midsuffolk.gov.uk](http://www.midsuffolk.gov.uk)

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

# **Consultee Comments for Planning Application DC/21/04358**

## **Application Summary**

Application Number: DC/21/04358

Address: Land At Blackacre Hill Bramford Road Great Blakenham Suffolk

Proposal: Application for approval of Reserved Matters following approval of Outline Planning Permission DC/20/03891 dated: 17/02/2021 - Appearance, Landscaping, Layout, and Scale in relation to the Construction of Phase 8 Units 1 and 2 Class B8 Warehouse buildings including ancillary office space, production areas (Class E(g)) and car parking deck

Case Officer: Vincent Pearce

## **Consultee Details**

Name: Mr James Fadeyi

Address: Mid Suffolk District Council Depot, Creeting Road West, Stowmarket, Suffolk IP14 5AT

Email: Not Available

On Behalf Of: MSDC - Waste Manager (Major Developments)

## **Comments**

Good Afternoon,

Thank you for your email re-consultation on the reserved matters application DC/21/04358.

Waste services do not have no objection to this application.

Kind regards,

James Fadeyi

Waste Management Officer - Waste Services

**From:** BMSDC Planning Area Team Pink <PlanningPink@baberghmidsuffolk.gov.uk>

**Sent:** 23 Nov 2021 10:21:15

**To:**

**Cc:**

**Subject:** FW: DC/21/04358

**Attachments:**

---

**From:** Peter Chisnall <Peter.Chisnall@baberghmidsuffolk.gov.uk>

**Sent:** 19 November 2021 15:34

**To:** BMSDC Planning Area Team Pink <PlanningPink@baberghmidsuffolk.gov.uk>; Vincent Pearce <Vincent.Pearce@baberghmidsuffolk.gov.uk>

**Subject:** DC/21/04358

Dear Vincent,

**APPLICATION FOR RESERVED MATTERS - DC/21/04358**

**Proposal:** Application for approval of Reserved Matters following approval of Outline Planning Permission DC/20/03891 dated: 17/02/2021 - Appearance, Landscaping, Layout, and Scale in relation to the Construction of Phase 8 Units 1 and 2 Class B8 Warehouse buildings including ancillary office space, production areas (Class E(g)) and car parking deck

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

Many thanks for your request to comment on the Sustainability/Climate Change Related aspects of this application.

I have little to add to my previous comment dated 27<sup>th</sup> August 2021, the only point being that the Electric Vehicle charging units and infrastructure detailed in the site layout plan is to be welcomed and will be commented on at the point of potential discharge of Conditions 13 and 14 of the original planning application.

Regards,

Peter

**Peter Chisnall**, CEnv, MIEMA, CEnvH, MCIEH

Environmental Management Officer

**Babergh and Mid Suffolk District Council - Working Together**

Tel: 01449 724611

Mob.: 07849 353674

Email: [peter.chisnall@baberghmidsuffolk.gov.uk](mailto:peter.chisnall@baberghmidsuffolk.gov.uk)

[www.babergh.gov.uk](http://www.babergh.gov.uk) [www.midsuffolk.gov.uk](http://www.midsuffolk.gov.uk)

**From:** Peter Chisnall  
**Sent:** 27 August 2021 16:41  
**To:** BMSDC Planning Area Team Pink  
**Subject:** DC/21/04358

Dear Vincent,

**APPLICATION FOR RESERVED MATTERS - DC/21/04358**

**Proposal:** Application for approval of Reserved Matters following approval of Outline Planning Permission DC/20/03891 dated: 17/02/2021 - Appearance, Landscaping, Layout, and Scale in relation to the Construction of Phase 8 Units 1 and 2 Class B8 Warehouse buildings including ancillary office space, production areas (Class E(g)) and car parking deck

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

Many thanks for your request to comment on the Sustainability/Climate Change mitigation related aspects of this re-consultation.

I am unable to comment on these matters as there are no documents yet published relating to sustainability as required by Conditions 13 and 14 of the orinal OPP DC/20/03891 dated: 17/02/2021.

I would take this opportunity to remind the applicant that within the sustainability strategy require within Condition 13, it should include details as to the provision for electric vehicles, please see the Suffolk Guidance for Parking, published on the SCC website on the link below:

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

Regards,

Peter

**Peter Chisnall**, CEnv, MIEMA, CEnvH, MCIEH  
Environmental Management Officer  
**Babergh and Mid Suffolk District Council - Working Together**

**From:** Nathan Pittam  
**Sent:** 07 September 2021 11:31  
**To:** BMSDC Planning Area Team Pink  
**Cc:** Vincent Pearce  
**Subject:** DC/21/04358. Air Quality

**EP Reference : 297040**  
**DC/21/04358. Air Quality**  
**Land At Blackacre Hill, Bramford Road, Great Blakenham, IPSWICH, Suffolk.**  
**Application for approval of Reserved Matters following approval of Outline**  
**Planning Permission DC/20/03891 dated: 17/02/2021 - Appearance,**  
**Landscaping, Layout, and Scale in relation to the Construction of Phase -**

Many thanks for your request for comments in relation to the above application. I can confirm that I have no comments to make in addition to those made at the 2020 outline application stage.

Kind regards

Nathan

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

**Babergh and Mid Suffolk District Councils – Working Together**

**From:** David Harrold

**Sent:** 23 August 2021 15:13

**To:** BMSDC Planning Mailbox

**Cc:** Vincent Pearce

**Subject:** Plan ref DC/21/04358 Land At Blackacre Hill, Bramford Road, Great Blakenham.  
Environmental Health - Noise/Odour/Light/Smoke

Thank you for consulting me on the above application for approval of reserved matters relating to appearance, landscaping, layout and scale.

I can confirm with respect to noise and other environmental health issues that I do not have any comments to make.

David Harrold MCIEH  
Senior Environmental Health Officer

**Babergh & Midsuffolk District Councils**

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Your Ref: DC/21/04358

Good morning,

Thank you for your consultation on planning application DC/21/04358. Having screened the application, the site in question lies outside the Internal Drainage District of the East Suffolk Internal Drainage Board. As the contents of the Reserved Matters in this application are not related to drainage matters, the Board has no comments to make.

Kind Regards,

Ella

Ella Thorpe BSc (Hons.), MSc, GradCIWEM Sustainable Development Officer Water Management Alliance

m: 07827356719 | dd: 01553 819622 | [ella.thorpe@wlma.org.uk](mailto:ella.thorpe@wlma.org.uk)

Registered office: Kettlewell House, Austin Fields Industrial Estate, King's Lynn, Norfolk, PE30 1PH

t: 01553 819600 | e: [info@wlma.org.uk](mailto:info@wlma.org.uk) | [www.wlma.org.uk](http://www.wlma.org.uk)

WMA members: Broads Drainage Board, East Suffolk Drainage Board, King's Lynn Drainage Board, Norfolk Rivers Drainage Board, South Holland Drainage Board, Waveney, Lower Yare and Lothingland IDB in association with Pevensey and Cuckmere Water Level Management Board

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

From: [planningpink@baberghmidsuffolk.gov.uk](mailto:planningpink@baberghmidsuffolk.gov.uk) <[planningpink@baberghmidsuffolk.gov.uk](mailto:planningpink@baberghmidsuffolk.gov.uk)>

Sent: 16 August 2021 20:10

To: Planning <[planning@wlma.org.uk](mailto:planning@wlma.org.uk)>

Subject: MSDC Planning Consultation Request - DC/21/04358

Please find attached planning consultation request letter relating to planning application - DC/21/04358 - Land At Blackacre Hill, Bramford Road, Great Blakenham, Suffolk

Kind Regards

Planning Support Team

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**From:** Planning Liaison  
**Sent:** 01 November 2021 15:35  
**To:** BMSDC Planning Area Team Pink  
**Subject:** RE: MSDC Planning Re-consultation Request - DC/21/04358

Good afternoon Vincent

Thank you for your email consultation on the reserved matters application DC/21/04358

The reserved matters application is related to appearance, landscaping, layout, and floor plans therefore this application is outside of our jurisdiction to comment

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

Kind regards

Sandra

Sandra De Olim  
Pre-Development Advisor