

Ref. No.	Details	Site and Applicant	Resolution
DC/22/00349	Erection of 2No illuminated totem signs	Gateway 14, Land Between The A1120 And A14 for Gateway 14 Limited	There is no objection from the Town Council to the grant of planning consent.

Your Ref:DC/22/00349
Our Ref: SCC/CON/0270/22
Date: 25 January 2022
Highways Enquiries to: Highways.DevelopmentControl@suffolk.gov.uk



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

Email: planning@babberghmidsuffolk.gov.uk

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

For the attention of: Gemma Walker - MSDC

Dear Gemma Walker - MSDC,

TOWN AND COUNTRY PLANNING ACT 1990 CONSULTATION RETURN: DC/22/00349PROPOSAL:
Application for Advertisement Consent - Erection of 2No illuminated totem signs.

LOCATION: Gateway 14, Land Between The A1120 And A14, Creeting St Peter, Stowmarket, Suffolk, ,

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

Condition: The maximum luminance from sign number or reference totem signs shall not exceed 600 candela/m2.

Reason: In the interests of highway safety and in order to avoid disability or discomfort glare for either pedestrians or motorists.

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

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

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

For further information go to:

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

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

County Council drawings DM01 - DM14 are available from:
<https://www.suffolk.gov.uk/planning-waste-and-environment/planning-and-development-advice/standard-drawings/>

A fee is payable to the Highway Authority for the assessment and inspection of both new vehicular crossing access works and improvements deemed necessary to existing vehicular crossings due to proposed development.

Yours sincerely,

Louis Majewski

Civil Engineering Technician

Growth, Highways and Infrastructure

From: BMSDC Planning Area Team Blue <planningblue@baberghmidsuffolk.gov.uk>
Sent: 31 Jan 2022 11:37:22
To:
Cc:
Subject: FW: WK302801 DC2200349
Attachments:

From: Andy Rutson-Edwards <Andy.Rutson-Edwards@baberghmidsuffolk.gov.uk>
Sent: 28 January 2022 14:21
To: Gemma Walker <Gemma.Walker@baberghmidsuffolk.gov.uk>; BMSDC Planning Area Team Blue <planningblue@baberghmidsuffolk.gov.uk>
Subject: WK302801 DC2200349

Environmental Health -
Noise/Odour/Light/Smoke
21st January 2022
Dear Sir/Madam

APPLICATION FOR ADVERTISEMENT CONSENT - DC/22/00349

Proposal: Application for Advertisement Consent - Erection of 2No illuminated totem signs.
Location: Gateway 14, Land Between The A1120 And A14, Creeting St Peter, Stowmarket, Suffolk

Thank you fore the opportunity to comment on this application for two totem poles.

I have no objections to this application as I can see the proposed levels do not exceed 600cdm2 in line with the professional lighting guide.

I would ask that the following is conditioned: The Totem lighting shall be installed as described in the supporting plan: 20012-FSA-XX-XX-DR-A-2130 P01 and maintained throughout the lifetime of the development so that there is no flicker or unnecessary glare and to ensure that the levels emitted do not exceed 600cdm2. The Totems shall not be altered or repositioned without the submission of detail to and the prior consent of the LPA

Andy
Andy Rutson-Edwards, MCIEH AMIOA
Senior Environmental Protection Officer
Babergh and Mid Suffolk District Council - Working Together
Tel: 01449 724727
Email andy.rutson-edwards@baberghmidsuffolk.gov.uk
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Philip Isbell – Chief Planning Officer
Sustainable Communities

Mid Suffolk District Council

Endeavour House, 8 Russell Road, Ipswich IP1 2BX

Website: www.midsuffolk.gov.uk



PLANNING PERMISSION

TOWN AND COUNTRY PLANNING ACT 1990

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

Correspondence Address:

Miss Hannah Walker
65 Gresham Street
London
EC2V 7NQ

Applicant:

Gateway 14 Limited
C/O Agent

Date Application Received: 21-Jan-21

Application Reference: DC/21/00407

Date Registered: 27-Jan-21

Proposal & Location of Development:

Hybrid Application for the phased employment-led redevelopment of Land at Mill Lane, Stowmarket (Gateway 14) including: Full Planning for site enabling works phase comprising, ground remodelling, utility diversions, installation of framework landscaping, creation of new footpath links, installation of primary substation, highways works including stopping up of Mill Lane, new all modes link from the A1120 Cedars Link to Mill Lane, new footway cycleway over the existing A1120 overbridge, installation of toucan crossing on the A1120 Cedars Link, footpath connection to the Gipping Valley Way, foul and surface water drainage infrastructure, outfalls and associated works: Outline Planning Permission (all matters reserved, except for access) for the erection of buildings comprising employment and commercial use, open space and landscaping, car and cycle parking, highway works, and other associated works (additional plans, documents and EIA information received 08/04/2021) and subsequent ES addendum letter received 17th June 2021.

Gateway 14, Land Between The A1120 And A14, Stowmarket, Suffolk

Section A – Plans & Documents:

This decision refers to drawing no./entitled 20012-FSA-XX-XX-DR-A-0100-P03 received 08/04/2021 as the defined red line plan with the site shown edged red. Any other drawing showing land edged red whether as part of another document or as a separate plan/drawing has not been accepted or treated as the defined application site for the purposes of this decision.

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

Elevations - Proposed 1902 01 Substation - Received 21/01/2021

Drainage Details 60417 PP 001 - Received 21/01/2021

Highway Access Plan 60417/PP011 - Received 21/01/2021

Highway Access Plan ROAD SECTIONS SHEET 1 60417-C--008B - Received 21/01/2021
 Highway Access Plan ROAD SECTIONS SHEET 2 60417-C-009B - Received 21/01/2021
 Sectional Drawing PROPOSED BUND SECTIONS 60417-C-011A - Received 21/01/2021
 Highway Access Plan HIGHWAY GENERAL ARRANGEMENT 60417-C-SK05-C - Received 21/01/2021
 Drainage Details OUTLINE SURFACE WATER STORAGE 60417-PP-004 - Received 21/01/2021
 Sectional Drawing 60417-PP-07 RAIL EASEMENT SECTIONS - Received 30/07/2021
 Drainage Details STORAGE AREA CROSS SECTION 60417-PP-007 - Received 21/01/2021
 PROPOSED ROAD MARKINGS A14 JUNCTION 50 WESTBOUND 60417-PP-012 - Received 21/01/2021
 Sectional Drawing 60417-C-055 Earthwork Sections 5 of 7 - Received 09/08/2021
 Design Code Plan 20012-FSA-XX-XX-RP-A-0101-P07 - Received 28/05/2021
 Plans - Proposed Parameters Plan 20012-FSA-XX-XX-DR-A-0105-P16 - Received 14/04/2021
 Landscape Parameters Plan JBA-20-104 REV D 1-18 - Received 08/04/2021
 Defined Red Line Plan 20012-FSA-XX-XX-DR-A-0100-P03 - Received 08/04/2021
 Sectional Drawing 60417-C-051-P01-Earthwork Section 1 of 7 - Received 09/08/2021
 Sectional Drawing 60417-C-052-P01-Earthwork Section 2 of 7 - Received 09/08/2021
 Sectional Drawing 60417-C-53-Earthwork Sections 3 of 7 - Received 09/08/2021
 Sectional Drawing 60417-C-054-Earthwork Sections 4 of 7 - Received 09/08/2021
 Sectional Drawing 60417- C-056-Earthwork Sections 6 of 7 - Received 09/08/2021
 Sectional Drawing 60417-C-057-P01 Earthwork Sections 7 of 7 - Received 09/08/2021
 Floor Plan - Proposed 1902 01 Substation - Received 21/01/2021
 Highway Access Plan 60417-PP-013 - Highway General Arrangement - Received 09/03/2021

Section B:

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

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

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

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

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

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

The reserved matters application for landscaping adjacent to the A1120 and A14 boundaries of the site shall demonstrate supplementary landscaping measures to address the landscape impact in relation to views from Creting St Peter, Cedars Park and the A14.

The reserved matters application for the scale of each part or phase of the development shall include details of the maximum heights of storage of any goods, chattels, materials, or waste in relation to that plot.

All landscape reserved matters applications shall include details of the inclusion of appropriate local planting species within those details.

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

3. APPROVED PLANS & DOCUMENTS

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

Reason - For the avoidance of doubt and in the interests of proper phased and managed planning of the development in accordance with the principles and information accompanying the Outline application.

4. ACTION REQUIRED PRIOR TO SUBMISSION OF FIRST RESERVED MATTERS: APPROVAL OF PHASING OF DEVELOPMENT

Not later than the submission of the first Reserved Matters Application for each Plot (1000, 2000, 3000 or 4000) a phasing plan for that plot shall be submitted to the Local Planning Authority. The phasing plan must be approved in writing by the LPA before work commences above slab level.

The submission shall include appropriate alternative phasing plans as necessary. The development shall be implemented in accordance with the phasing plan, unless otherwise subsequently approved within any other submission of Reserved Matters lodged thereafter.

Where any Reserved Matters Application is made in relation to a part of a plot, the submission shall be accompanied by a statement setting out the relationship of the on plot infrastructure to relevant previous phases, or part phases, within that plot, together with a

statement setting out the approach to coordinating the delivery of infrastructure and landscaping in relation to both.

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

5. ACTION REQUIRED PRIOR TO THE COMMENCEMENT OF OTHER DEVELOPMENT: CREATION OF BUND

No development hereby permitted shall commence until the construction of the Clamp Farm bund proposed in the full part of this application, has been completed and provides mitigation of construction and site noise, unless otherwise agreed in writing with the Local Planning Authority.

Reason - In order to minimise the adverse impacts of the proposal on neighbouring properties with particular regards to noise and visual amenity impacts.

6. ACTION REQUIRED: CONCURRENT WITH RESERVED MATTERS: DESIGN, MATERIALS AND LANDSCAPING

Concurrent with the submission of the Reserved Matters application(s), in any development area or phase details of design, materials and landscaping for that area or phase shall be submitted to and approved in writing by the Local Planning Authority.

Such details shall include colour, type and finish of facing and roofing materials, signage, parking, boundary treatments (including the details of walls and fences for individual buildings), lighting, outdoor spaces, security principles and waste bin storage and presentation arrangements.

Thereafter the development shall be carried out in accordance with the approved details.

Reason: In order to minimise the adverse impacts of the proposal on the character of the development with regards to the landscape and local visual amenity having particular regard for Policy CS5 and saved policy CS2.

7. PERMITTED USES: RESTRICTION ON CHANGES OF USE PLOTS 1000, 2000 AND 4000

The use of the land on Plots 1000, 2000 and 4000 hereby permitted shall fall within Class E(g), B2 and B8 of the Schedule to the Town and Country Planning (Use Classes) Order 1987 (as amended) (or in any provision equivalent to that Class in any Statutory instrument and re-enacting that Order with or without modification) and no other use except pursuant to the grant of planning permission on an application made in that regard.

Except as provided for within Class I, notwithstanding the provisions of Article 3, Schedule 2 Part 3 of the Town and Country Planning (General Permitted Development) Order 2015, (or any Order revoking and reenacting that Order with or without modification), there shall be no change to the approved use(s) except pursuant to the grant of planning permission on an application made in that regard.

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

8. PERMITTED USES: RESTRICTION ON CHANGES OF USE PLOT 3000

Plot 3000 shall only be used for Class E(g) of the Schedule to the Town and Country Planning (Use Classes) Order 1987 (as amended) and for no other use. Notwithstanding the provisions of Article 3, Schedule 2 Part 3 of the Town and Country Planning (General Permitted Development) Order 2015, (or any Order revoking and reenacting that Order with or without modification), there shall be no change to the approved use(s) except pursuant to the grant of planning permission on an application made in that regard.

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

9. ACTION REQUIRED CONCURRENT WITH RESERVED MATTERS: CUT AND FILL

Concurrent with the first submission of any reserved matters application for each part or phase of development, details of the cut and fill levels for that part or phase shall be submitted to and approved in writing by the Local Planning Authority.

There shall be no change of levels within Flood Zones 2 or 3.

Such works shall be carried out in full in accordance with the approved details prior to the commencement of any other development within that part or phase of the development.

Reason: In order to minimise the adverse impacts of the proposal on the character of the development with regards to the landscape and local visual amenity having particular regard to policy CS5 and saved policy CS2.

10. ACTION REQUIRED CONCURRENT WITH RESERVED MATTERS: FINISHED FLOOR LEVEL

Concurrent with the submission of the Reserved Matters application(s), in any part or phase of the development details of the finished floor level(s) for that part or phase shall be submitted to and approved in writing by the Local Planning Authority.

Thereafter the development shall be carried out in accordance with the approved details.

Reason: In order to minimise the adverse impacts of the proposal on the character of the development with regards to the landscape and local visual amenity having particular regard to policy CS5 and saved policy CS2.

11. CUT AND FILL AND LIMIT ON BUILDING HEIGHTS

The maximum building heights AOD shall be as detailed on plan 20012-FSA-XX-XX-DR-A-0105 P16 received 9th February 2021.

The maximum building height on plots 1000, 2000 and 4000 shall be 21m.

The maximum building height on plot 3000 shall be 15m.

Reason: In order to minimise the adverse impacts of the proposal on the character of the development with regards to the landscape and local visual amenity having particular regard to policy CS5 and saved policy CS2.

12. LIMIT ON DEVELOPMENT AREAS

As detailed on plan 20012-FSA-XX-XX-DR-A-0105 P16 received 9th February 2021 there shall be no development permitted in the areas shown in pink and a height limitation of 10m to the zone highlighted in blue.

Reason: In order to minimise the adverse impacts of the proposal on the character of the development with regards to the landscape and local visual amenity of the development in its landscape setting and having particular regard to policy CS5 and saved policy CS2.

13. SPECIFIC RESTRICTION ON DEVELOPMENT WITHIN THE FLOODPLAIN

Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 2015 or any order revoking and re-enacting that Order with or without modification, no structure shall be erected and no changes to levels or landscaping shall take place within the floodplain of the River Gipping.

Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 2015 or any order revoking and re-enacting that Order with or without modification, no permitted development shall occur within the area shown as Flood Zone 3.

Reason: To prevent flooding by ensuring the satisfactory storage of/disposal of surface water from the site in a range of rainfall events and ensure the system operates as designed for the lifetime of the development. The south of the site, to the north of the main river, is partially located within the functional floodplain, (Flood Zone 3b). This condition is to ensure that there is no additional risk of flooding or alteration of the functional flood plain, which may reduce the functional flood plain and increase the risk of flooding both on and off site.

14. ACTION REQUIRED CONCURRENT WITH RESERVED MATTERS: SURFACE WATER DRAINAGE SCHEME

Concurrent with the submission of the Reserved Matters application(s), in any development area or phase a surface water drainage scheme shall be submitted to, and approved in writing by, the Local Planning Authority (LPA).

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

- a. Dimensioned plans and drawings of the surface water drainage scheme;
- b. Further infiltration testing on the site in accordance with BRE 365 and the use of infiltration as the means of drainage if the infiltration rates and groundwater levels show it to be possible;
- c. If the use of infiltration is not possible then modelling shall be submitted to demonstrate that the surface water runoff will be restricted to Q_{bar} or 2l/s/ha for all events up to the critical 1 in 100 year rainfall events including climate change as specified in the FRA;

d. Modelling of the surface water drainage scheme to show that the attenuation/infiltration features will contain the 1 in 100 year rainfall event including climate change;

e. Modelling of the surface water conveyance network in the 1 in 30 year rainfall event to show no above ground flooding, and modelling of the volumes of any above ground flooding from the pipe network in a 1 in 100 year rainfall event including climate change, along with topographic plans showing where the water will flow and be stored to ensure no flooding of buildings or offsite flows;

f. Topographical plans depicting all exceedance flow paths and demonstration that the flows would not flood buildings or flow offsite, and if they are to be directed to the surface water drainage system then the potential additional rates and volumes of surface water must be included within the modelling of the surface water system;

g. Details of the implementation, maintenance and management of the strategy for the disposal of surface water on the site;

h. Details of a Construction Surface Water Management Plan (CSWMP) detailing how surface water and storm water will be managed on the site during construction (including demolition and site clearance operations) shall be submitted to and approved in writing by the Local Planning Authority.

The CSWMP shall include:

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

i. Temporary drainage systems

ii. Measures for managing pollution / water quality and protecting controlled waters and watercourses

iii. Measures for managing any on or offsite flood risk associated with construction

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

The CSWMP shall be implemented and thereafter managed and maintained in accordance with the approved plan for the duration of construction.

The scheme shall be fully implemented as approved.

Reasons: To prevent flooding by ensuring the satisfactory storage and disposal of surface water from the site for the lifetime of the development. To ensure the development does not cause increased flood risk, or pollution of watercourses or groundwater. To ensure clear arrangements are in place for ongoing operation and maintenance of the disposal of surface water drainage.

<https://www.suffolk.gov.uk/roads-and-transport/flooding-and-drainage/guidance-on-developmentand-flood-risk/construction-surface-water-management-plan/>

15. ACTION REQUIRED WITHIN 28 DAYS OF COMPLETION OF FINAL UNIT

Within 28 days of practical completion of the final unit, a Sustainable Drainage System (SuDS) verification report shall be submitted to the LPA, detailing that the SuDS have been inspected, have been built and function in accordance with the approved designs and drawings. The report shall include details of all SuDS components and piped networks have been submitted, in an approved form, to and approved in writing by the LPA for inclusion on the Lead Local Flood Authority's Flood Risk Asset Register.

Reason: To ensure that the surface water drainage system has been built in accordance with the approved drawings and is fit to be put into operation and to ensure that the Sustainable Drainage System has been implemented as permitted and that all flood risk assets and their owners are recorded onto the LLFA's statutory flood risk asset register as required under s21 of the Flood and Water Management Act 2010 in order to enable the proper management of flood risk within the county of Suffolk

<https://www.suffolk.gov.uk/roads-and-transport/flooding-and-drainage/flood-risk-asset-register/>

16. ACTION REQUIRED PRIOR TO FIRST OCCUPATION OF A PHASE: SCHEME FOR DISPOSAL OF FOUL DRAINAGE

Prior to the first use or occupation of each part or phase of the development a scheme to dispose of foul drainage for that part or phase and including a timetable for implementation, shall have been submitted to and approved in writing by the Local Planning Authority.

The scheme shall thereafter be implemented as approved, in accordance with the scheme and timetable.

Reason: There is not capacity for all the wastewater flows from this proposed development to be treated at Stowmarket WRC. AWS has long term plans to upgrade Stowmarket WRC. However these are not yet confirmed and funded. These plans therefore need to be confirmed in the strategy ahead of use of this site to protect the local watercourses and environment.

17. ACTION REQUIRED PRIOR TO THE COMMENCEMENT OF DEVELOPMENT; CONSTRUCTION MANAGEMENT PLAN

Prior to the commencement of development on any part or phase a Construction Management Plan for that part or phase shall be submitted to and approved in writing by the Local Planning Authority.

The Construction Management Plan shall include the following matters:

- o a photographic survey to be carried out to determine the condition of the carriageway and footways prior to commencement of the works
- o Means of access for construction traffic, including details as to how access will be provided via A1120 and A14, and directed and managed away from Cedars Park and Creting St Peter.
- o haul routes for construction traffic on the highway network and monitoring and review mechanisms.
- o provision of boundary hoarding and lighting
- o details of proposed means of dust suppression
- o details of measures to prevent mud from vehicles leaving the site during construction
- o details of deliveries times to the site during construction phase
- o details of provision to ensure pedestrian and cycle safety
- o programme of works (including measures for traffic management and operating hours)
- o parking and turning for vehicles of site personnel, operatives and visitors
- o loading and unloading of plant and materials

- o storage of plant and materials including location and nature of compounds and storage areas
- o litter management
- o maintain a register of complaints and record of actions taken to deal with such complaints at the site office as specified in the Plan throughout the period of occupation of the site.

Construction of the development shall not be carried out other than in accordance with the approved Construction Management Plan.

Reason: To safeguard and protect neighbouring residential amenity and the amenities of residents and recreational users in the locality from the impacts of construction.

18. RESTRICTION ON LOCATION OF STORAGE IN THE FLOODPLAIN

No goods, products, raw materials, scrap material or other materials of any other sort shall be deposited, stacked or stored in the areas of the site within flood plain (areas shown within Flood Zones 2 and 3).

Reason - To ensure that there is no alteration of the functional flood plain which may reduce the functional flood plain and increase risk of flooding both on and off site.

19. ACTION REQUIRED PRIOR TO COMMENCEMENT OF DEVELOPMENT: CEMP NOISE

Prior to the commencement of development on any part or phase a Construction Environmental Management Plan for Noise for that part or phase, in line with the Noise and Vibration assessment of the Environmental Statement (January 2021) shall be submitted to and approved in writing by the Local Planning Authority. The CEMP shall include the following details:

- o Ensure that modern plant is used, complying with the latest European Commission noise emission requirements;
- o Selection of inherently quiet plant where possible;
- o Use of hoarding around the work site perimeter, where practicable, to assist in the screening of noise generation from low-level sources;
- o Hydraulic techniques for breaking to be used in preference to percussive techniques where practical;
- o Use of rotary bored rather driven piling techniques, where appropriate;
- o Off-site pre-fabrication to be used, where practical;
- o All plant and equipment to be used for the works to be properly maintained, silenced where appropriate, operated to prevent excessive noise and switched off when not in use;
- o Plant to be certified to meet relevant current legislation as defined by BS 5228 standards;
- o All Contractors to be made familiar with current legislation and the guidance in BS 5228 (Parts 1 and 2), which should form a prerequisite of their appointment;
- o Loading and unloading of vehicles, dismantling of site equipment such as scaffolding or moving equipment or materials around the site to be conducted in such a manner as to minimise noise generation and where practical to be conducted away from NSRs;
- o Careful consideration should be given to planning construction traffic haul routes within the Site and along local roads close to existing sensitive receptors, so as to

- minimise reversing movements and to minimise the number of construction vehicles during peak traffic flows on local roads;
- o Alert residents regarding periods when higher levels of noise may occur during specific operations and providing them with lines of communication where complaints can be addressed, and,
- o Noise complaints should be reported to the Contractor and immediately investigated.
- o Demonstrate how works will comply with the criteria derived in the ES based on BS5228-1 Appendix E criteria, including best practice measures such as using efficient machinery and vehicles.

The approved CEMP Noise shall be adhered to and implemented throughout the construction period strictly in accordance with the approved details, unless otherwise agreed in writing by the Local Planning Authority.

Reason: To safeguard and protect neighbouring residential amenity and the amenities of residents and recreational users in the locality from the impacts of construction.

20. ACTION REQUIRED PRIOR TO COMMENCEMENT OF DEVELOPMENT: CEMP LANDSCAPE

Prior to the commencement of development on any part or phase a Construction Environmental Management Plan for Landscape in line with the Landscape and Visual Impact Assessment of the Environmental Statement (January 2021) for that part or phase, shall be submitted to and approved in writing by the Local Planning Authority for that part or phase.

The CEMP Landscape shall include the following:

- o Details of the Root Protection Areas of all trees and hedgerows which are to be retained as part of the Proposed Development to be safeguarded by the use of appropriate fencing in line with BS5837:2012
- o Details of where trees and/or sections of hedgerow are to be removed as part of the Proposed Development, details of such works and that these would be undertaken outside of the bird nesting season.
- o The location and arrangement of site access, compounds (including accommodation and cabins) and parking;
- o The use of hoardings and fencing (including temporary fencing);
- o The storage of construction materials and waste;
- o The handling and storage of topsoil (including imported topsoil);
- o Measures for the protection of existing vegetation and landscape areas (in accordance with BS5837:2012);
- o Permitted working hours and use of lighting, including a detailed lighting specification;
- o The implementation of planting (and where necessary proposed protection on the substantial completion of each phase); and
- o Responsibilities, and monitoring/reporting measures including supervision by appropriately qualified personnel

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

Reason: To protect existing and proposed landscape features during the construction of the development.

21. ACTION REQUIRED PRIOR TO COMMENCEMENT: CONSTRUCTION ENVIRONMENTAL MANAGEMENT PLAN (BIODIVERSITY)

Prior to the commencement of development on a part or phase a construction environmental management plan (CEMP: Biodiversity) for that part or phase shall be submitted to and approved in writing by the Local Planning Authority, in line with the Ecology and Nature Conservation of the Environmental Statement (Penny Anderson, January 2021). The CEMP (Biodiversity) shall include the following.

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

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

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

22. ACTION REQUIRED IN ACCORDANCE WITH ECOLOGICAL APPRAISAL RECOMMENDATIONS

All mitigation and enhancement measures and/or works shall be carried out in accordance with the details contained in the Chapter 14 - Ecology and Nature Conservation of the Environmental Statement (Penny Anderson, January 2021), as already submitted with the planning application and agreed in principle with the local planning authority prior to determination.

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

The ECoW will check for active nests including ground nesting farmland species, following best practice methods to safeguard habitats and species during site clearance and construction.

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

23. ACTION REQUIRED CONCURRENT WITH SUBMISSION OF ANY RESERVED MATTERS: BIODIVERSITY NET GAIN DESIGN STAGE REPORT

Concurrent with submission of reserved matters for each part or phase a Biodiversity Net Gain Design Stage Report shall be submitted to the Local Planning Authority for approval in writing which provides a minimum of 10% measurable biodiversity net gain, using the Defra Biodiversity Metric 2.0.

The content of the Biodiversity Net Gain Design Stage Report should follow BNG Report & Audit Templates (CIEEM, 2021) or any successor versions and include the following:

- o Baseline data collection and assessment of current conditions on plot and cumulatively;
- o A commitment to measures in line with the Mitigation Hierarchy and evidence of how BNG Principles have been applied to maximise benefits to biodiversity;
- o Provision of the full BNG calculations, with detailed justifications for the choice of habitat types, distinctiveness and condition, connectivity and ecological functionality;
- o Details of the implementation measures and management of BNG proposals to be delivered for 32 years e.g. in Landscape & Ecological Management Plan (LEMP);
- o Details of the monitoring and auditing BNG measures.

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

Reasons: In order to demonstrate measurable net gains for biodiversity and allow the LPA to discharge its duties under the NPPF (2021)

24. TIME LIMIT ON DEVELOPMENT BEFORE FURTHER SURVEYS ARE REQUIRED

If the development hereby approved does not commence within 18 months from the date of the planning consent, the approved ecological mitigation measures secured through condition shall be reviewed prior to commencement of development and, where necessary, amended and updated. The review shall be informed by further ecological surveys commissioned to:

- i. establish if there have been any changes in the presence and/or abundance of protected and priority species and
- ii. identify any likely new ecological impacts that might arise from any changes.

Where the survey results indicate that changes have occurred that will result in ecological impacts not previously addressed in the approved scheme, the original approved ecological measures will be revised and new or amended measures, and a timetable for their implementation, shall have been submitted to and approved in writing by the local planning authority prior to the commencement of development.

Works will then be carried out in accordance with the proposed new approved ecological measures and timetable.

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

25. ACTION REQUIRED CONCURRENT WITH FIRST RESERVED MATTERS: SKYLARK MITIGATION STRATEGY

A Skylark Mitigation Strategy shall be submitted to the Local Planning Authority for approval in writing concurrent with the first reserved matters submission.

The Skylark Mitigation Strategy shall include the following:

- a) Purpose and conservation objectives for the proposed measures
- b) Detailed Methodology for measures to be delivered
- c) Location of the proposed measures by appropriate maps and/or plans
- d) Mechanism for implementation & Monitoring of delivery

The Skylark Mitigation Strategy as approved shall be implemented in the first nesting season following commencement of the development and in accordance with the approved details, or any amendment as may be approved in writing pursuant to this condition, and all features shall be delivered for a minimum period of 10 years.

Reason: To allow the LPA to discharge its duties under the NERC Act 2006 (Priority habitats & species)

26. ACTION REQUIRED PRIOR TO COMMENCEMENT: METHOD STATEMENT FOR SHEPHERD'S NEEDLE

No development shall take place until a Method Statement for Shepherd's needle has been submitted to and approved in writing by the Local Planning Authority. The Method Statement for Shepherd's needle shall include the following:

- a) Purpose and conservation objectives for the proposed works.
- b) Review of site potential and constraints.
- c) Working method(s) to achieve stated objectives.
- d) Extent and location/area of proposed works on appropriate scale maps and plans, including the identification of a suitable receptor site.
- e) Timetable for implementation demonstrating that works are aligned with the proposed phasing of development.
- f) Persons responsible for implementing the works.
- g) Details of initial aftercare and long-term maintenance.
- h) Details for monitoring and remedial measures.

The Method Statement for Shepherd's needle shall be implemented in accordance with the approved details and all features shall be retained in that manner thereafter.

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

27. ACTION REQUIRED: LANDSCAPE MANAGEMENT PLAN

No development shall commence within a development area or phase, until there has been submitted to and approved in writing by the Local Planning Authority a landscape management plan and associated work schedule for a minimum of 5 years. Both new and existing planting will be required to be included in the plan, along with surface treatments, SuDS features and all other landscape assets (i.e. street furniture).

The management plan shall make provision for the interim landscape management of undeveloped plots or land parcels within plots 1000, 2000, 3000 and 4000 together with a timetable for implementation as required in order to safeguard the landscape amenity of the locality. The interim landscape management plan shall include provision for the details of interim boundary treatments and landscaping and a timetable for implementation of those works where Reserved Matters applications on undeveloped plots or land parcels do not come forward within 5 years of the date of approval of the last Reserved Matters Application on the site.

The management plans shall be implemented in accordance with the agreed landscape management timetable.

Reason: To ensure the longevity of the landscaping scheme and protect the visual amenity and character of the area throughout the period of development, in accordance with Chapters 12 and 15 of the National Planning Policy Framework and all relevant Core Strategy Policies.

28. ACTION REQUIRED PRIOR TO DEVELOPMENT ABOVE SLAB LEVEL: LANDSCAPE AND ECOLOGICAL MANAGEMENT PLAN

A Landscape and Ecological Management Plan (LEMP) for each part or phase shall be submitted to and approved in writing by the Local Planning Authority prior to development above slab level of that part or phase. The content of the LEMP shall include the following:

- a) Description and evaluation of features to be managed.
- b) Ecological trends and constraints on site that might influence management.
- c) Aims and objectives of management including interim management of undeveloped plots within the phase in question.
- d) Appropriate management options for achieving aims and objectives.
- e) Prescriptions for management actions.
- f) Preparation of a work schedule (including an annual work plan capable of being rolled forward over a five-year period).
- g) Details of the body or organisation responsible for implementation of the plan.
- h) Ongoing monitoring and remedial measures.

The LEMP shall also include details of the legal and funding mechanism(s) by which the longterm implementation of the plan will be secured by the developer with the management body(ies) responsible for its delivery.

The plan shall also set out (where the results from monitoring show that conservation aims and objectives of the LEMP are not being met) how contingencies and/or remedial action will be identified, agreed and implemented so that the development still delivers the fully functioning biodiversity objectives of the originally approved scheme.

The approved plan will be implemented in accordance with the approved details.

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

29. CONCURRENT WITH RESERVED MATTERS: LIGHTING DESIGN SCHEME

Concurrent with the submission of a reserved matters scheme for a part or phase of development a lighting design scheme for all lighting on that part or phase other than adopted Highways lighting including measures to reduce impacts on night-time light, wildlife/biodiversity and SMART features, such as automatic lighting controls and use of LEDs, for that part or phase shall be submitted to the Local Planning Authority for approval in writing.

The scheme shall identify those features on site that are particularly sensitive for bats and that are likely to cause disturbance along important routes used for foraging; and show how and where external lighting will be installed (through the provision of appropriate lighting contour plans, Isolux drawings and technical specifications) so that it can be clearly demonstrated that areas to be lit will not disturb or prevent bats using their territory.

All external lighting shall be installed in accordance with the specifications and locations set out in the scheme as approved in writing and maintained thereafter in accordance with the scheme.

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

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

30. ACTION REQUIRED PRIOR TO DEVELOPMENT ABOVE SLAB LEVEL: SWIFT NEST BRICK/BOXES

Prior to the commencement of development above slab level in a part or phase on Plot 3000 a scheme for swift nest bricks/boxes for that part or phase shall be submitted to the Local Planning Authority for approval in writing.

Integral swift nest bricks should be incorporated into buildings that are two storeys or higher.

Such details as may be approved shall be implemented in full prior to the first use or occupation of the part or phase of development to which the scheme relates.

Reason: To provide suitable nesting opportunities to enhance biodiversity.

31. ARBORICULTURAL RECOMMENDATIONS

All works shall be undertaken in accordance with the measures outlined in the accompanying arboricultural report.

Monitoring should be undertaken by a qualified arboriculturist in accordance with the details for monitoring in the Arboricultural Method Statement as set out in Chapter 9 of the January 2021 ES.

Reason - To enable existing landscaping to be protected and retained in the interests of visual amenity.

32. SPECIFIC RESTRICTION ON DEVELOPMENT: DEVELOPMENT AFFECTING OR ADJACENT TO NETWORK RAIL

a) Except for the required trespass proof fence, there shall be no building operations undertaken within 3m of the site boundary with Network Rail land. All operations, including the use of cranes or other mechanical plant working adjacent to Network Rail's property, must at all times be carried out in a "fail safe" manner such that in the event of mishandling, collapse or failure, no plant or materials are capable of falling within 3.0m of the boundary with Network Rail.

b) Any scaffold or related structure which is to be constructed within 10m of the boundary of the site with Network Rail land must be erected so that at no time any poles over-sail the railway. Protective netting around any such scaffold must also be installed.

c) No soakaways for storm or surface water drainage shall be constructed within 20m of the boundary of the site with Network Rail.

d) There shall be no alteration to the boundary drainage connections from the site or operations into Network Rails property, culverts or drains unless otherwise agreed in writing with the Local Planning Authority, in agreement with Network Rail.

e) No alterations shall be made which prevent or reduce the provision to continue drainage discharging from Network Rail land unless otherwise agreed in writing with the Local Planning Authority, in agreement with Network Rail.

Reason - To ensure that construction and maintenance can be carried out without adversely affecting the safety of or encroaching upon Network Rail land.

33. ACTION REQUIRED: VIBROCOMPACTION OR DISPLACEMENT PILING

There shall be no use of any vibrocompaction or displacement piling within 200m of the boundary of the site with Network Rail land unless details of the machinery to be used and a method statement have been submitted to and approved in writing by the Local Planning Authority.

Where approved works shall be undertaken in accordance with the submitted details.

Reason: To ensure that construction vibration does not affect the safety of Network Rail operations

34. ACTION REQUIRED PRIOR TO COMMENCEMENT: FENCING

Prior to the commencement of any reserved matters development within 200m of the boundary of the site with Network Rail land a trespass proof fence of at least 1.8m high shall be erected along the development side of the existing boundary fence to Network Rail land, including where necessary intervening structural landscaping, and subsequently maintained and retained as such.

Reason: To ensure that the railway line is not accessible from the application site for reasons of operational safety.

35. ACTION REQUIRED PRIOR TO COMMENCEMENT OF DEVELOPMENT:
ARCHAEOLOGICAL INVESTIGATION

No development shall take place within areas B, C, D or E including the buffer zone areas marked in red on plan 'Mitigation Area Plan Buffer Zone' until the implementation of a programme of archaeological work has been secured for that part or phase, 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.
- h. Mitigation details for the preservation in situ of archaeological features within areas C, D and E, and a management plan for the ongoing protection of these areas in perpetuity.

REASON: To safeguard archaeological assets within the approved development boundary from impacts relating to any groundworks associated with the development scheme and to ensure the proper and timely investigation, recording, reporting and presentation of archaeological assets affected by this development, in accordance with Core Strategy Objective SO 4 of Mid Suffolk District Council Core Strategy Development Plan Document (2008) and the National Planning Policy Framework (2019).

INFORMATIVE:

The submitted scheme of archaeological investigation shall be in accordance with a brief procured beforehand by the developer from Suffolk County Council Archaeological Service, Conservation Team. I would be pleased to offer guidance on the archaeological work required and, in our role as advisor to Mid Suffolk District Council, the SCC Archaeological Service will, on request of the applicant, provide a specification for the archaeological work required at this site.

In this case, the following will be required for the five archaeological areas:

Area A: Open area excavation has been undertaken in this area. The fieldwork has been completed. The excavation Post-excavation Assessment Report is currently being produced by the client's archaeological contractor for submission to SCCAS. We have no objections to groundworks commencing in Area A.

Area B: Open area excavation, including open area excavation area over medieval archaeological features identified in trench 67.

Area C: Trenched archaeological evaluation in order to establish the archaeological potential. Decisions on the need for any further investigation (excavation before groundworks commence) will be made on the results of the evaluation.

Area D: Open area excavation on the areas threatened by the development.

Area E: Open area excavation on the areas threatened by the development.

In the areas B - E archaeological works will be required before any groundworks commence, this includes site preparation, infrastructure and landscaping works.

36. ACTION REQUIRED PRIOR TO FIRST OCCUPATION: ARCHAEOLOGICAL INVESTIGATION

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 (2019).

37. ACTION REQUIRED PRIOR TO OCCUPATION: FIRE HYDRANTS

Prior to the first occupation of the site, details of the provision of fire hydrants, including a timetable for implementation, shall be submitted to and approved, in writing, by the Local Planning Authority.

The fire hydrants shall be carried out in accordance with these details in their entirety and in accordance with the timetable as may be agreed.

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

38. ACTION REQUIRED PRIOR TO THE COMMENCEMENT OF DEVELOPMENT: CONTROL OF POLLUTION

Prior to the commencement of development, if required by the Control of Pollution Act 1974 a S.61 prior consent application shall have been submitted, and details confirming the submission and conditions attached to any consent submitted to the Local Planning Authority. These conditions shall be adhered to throughout the development.

Reason: To protect against on site noise and vibration impacts.

39. ON GOING REQUIREMENT: RESTRICTION ON CONSTRUCTION OPERATION TIMES

The construction working hours in respect of any works undertaken for the hereby permitted development shall be limited to:

0800 to 1800 Mondays to Fridays and 0800 to 1300 Saturdays.

There shall be no working or deliveries outside of these hours or on public holidays.

In the event that working outside these times is necessary for a particular element of works (e.g. a concrete pour), 14 days advance notice must be given in writing to the Local Planning Authority along with contact details in the event of complaint.

Any construction working taking place in such circumstances must not exceed 55dB LA eq (1 hour) between 1900 and 2300 and 45dB LA eq (20 minutes) between 2300 and 0700 as measured 1m from the facade of the nearest noise sensitive premises.

Reason - To protect neighbouring noise sensitive premises from adverse impacts of noise and construction working

40. ACTION REQUIRED: TIMES OF OPERATION TO BE AGREED

Prior to the first use of any part or phase of the development, details of opening times, operation/working times and delivery times for each part(s) shall be submitted to and agreed in writing by the Local Planning Authority.

The times for each building, or part thereof, shall be implemented as agreed unless otherwise subsequently agreed in writing.

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

NOTE: As set out in paragraph 4.2.7 of the Mill Lane, Stowmarket Development Brief, 24-hour working may be acceptable, noting the expectations of paragraph 5.7.4 to ensure that such working offers appropriate mitigation and that the details are required to be secured by this condition.

41. ACTION REQUIRED: USE OF MACHINERY

The selection and use of machinery to operate on site, and working practices to be adopted will, as a minimum requirement, be compliant with the standards laid out in British Standard 5228-1: 2009+A1:2014.

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

42. ACTION REQUIRED PRIOR TO THE COMMENCEMENT OF DEVELOPMENT: SCHEME FOR WATER ENERGY AND RESOURCE EFFICIENCY DURING CONSTRUCTION

Prior to the commencement of development on a part or phase, a scheme for the provision and implementation of water, energy and resource efficiency measures, during the construction elements of that part or phase of the development shall be submitted to and approved, in writing, by the Local Planning Authority.

The scheme shall include a clear timetable for the implementation of the measures in relation to the construction of the development. The scheme shall be constructed and the measures provided and made available for use in accordance with such timetable as may be agreed.

The Sustainability & Energy Strategy must be provided detailing how the development will minimise the environmental impact during construction ((as per policy CS3, and NPPF)) including details on environmentally friendly materials, construction techniques minimisation of carbon emissions and running costs and reduced use of potable water (suggested maximum of 105ltr per person per day).

The document should clearly set out the unqualified commitments the applicant is willing to undertake on the topics of energy and water conservation, CO2 reduction, resource conservation including water, use of sustainable materials and provision for electric vehicles.

Details as to the provision for electric vehicles should also be included please see the Suffolk Guidance for Parking, published on the SCC website on the link below:
<https://www.suffolk.gov.uk/planning-waste-and-environment/planning-and-development-advice/parking-guidance/>

The scheme for water energy and resource efficiency as approved shall be implemented during all construction works for that part or phase.

Reason - To enhance the sustainability of the development through better use of water, energy and resources. This condition is required to be agreed prior to the commencement of any development as any construction process, including site preparation, has the potential to include energy and resource efficiency measures that may improve or reduce harm to the environment and result in wider public benefit in accordance with the NPPF. To ensure that the mitigation measures embedded in the scheme design are appropriately implemented and monitored including the recording and reporting of energy consumption.

43. ACTION REQUIRED PRIOR TO THE COMMENCEMENT OF DEVELOPMENT:
SCHEME FOR WATER ENERGY AND RESOURCE EFFICIENCY DURING
OPERATIONAL PHASE

Prior to the commencement of development on a part or phase, a scheme for the provision and implementation of water, energy and resource efficiency measures, during the operational phase of that part or phase of the development shall be submitted to and approved, in writing, by the Local Planning Authority.

The scheme shall include a clear timetable for the implementation of the measures in relation to the occupancy of the development. The measures provided and made available for use in accordance with such timetable as may be agreed.

The Sustainability & Energy Strategy must be provided detailing how the development will minimise the environmental impact during occupation ((as per policy CS3, and NPPF)) including details on environmentally friendly materials, minimisation of carbon emissions and running costs and reduced use of potable water (suggested maximum of 105ltr per person per day).

The document should clearly set out the unqualified commitments the applicant is willing to undertake on the topics of energy and water conservation, CO2 reduction, resource conservation, use of sustainable materials and provision for electric vehicles.

Details as to the provision for electric vehicles should also be included please see the Suffolk Guidance for Parking, published on the SCC website on the link below:

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

The scheme shall include an Operational Environment Management Plan (OEMP) to implement climate change mitigation measures to minimise carbon emissions and to include the provision of annual (or other regular) monitoring information of the Local Planning Authority (as set out in para 15.5.16 in Chapter 15 of the Environmental Statement accompanying DC/21/00407) shall be submitted to and approved in writing by the Local Planning Authority.

The OEMP and scheme for water energy and resource efficiency as approved shall be implemented on occupation.

Reason - To enhance the sustainability of the development through better use of water, energy and resources. This condition is required to be agreed prior to the commencement of any development as any construction process, including site preparation, has the potential to include energy and resource efficiency measures that may improve or reduce harm to the environment and result in wider public benefit in accordance with the NPPF. To ensure that the mitigation measures embedded in the scheme design are appropriately implemented and monitored including the recording and reporting of energy consumption.

44. ACTION REQUIRED: BREEAM

Concurrent with the first Reserved Matters application for each part or phase a BREEAM pre-assessment estimator (or such equivalent standard that replaces this) shall be submitted to and approved in writing by the Local Planning Authority demonstrating how an Excellent Score has been achieved for units on Plot 3000 and Very Good Score achieved across Plots 1000, 2000 and 4000.

Within 6 months of occupation of each building a BREEAM Post Construction Review certificate and summary score sheet (or such equivalent standard that replaces this) shall be submitted to and approved in writing by the Local Planning Authority to show that an Excellent or Very Good rating, as applicable, has been achieved.

Reason: To ensure that the development makes the fullest contribution to achieving an acceptable level of sustainability in the built environment.

45. ACTION REQUIRED: OFFICE NOISE LEVELS

Office accommodation shall be designed such that internal noise levels as a result of external and internal noise sources comply with the relevant criteria set out in BS8233:2014.

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

46. CUMULATIVE RATING NOISE LEVEL RESTRICTION

The cumulative rating noise level from all on-site commercial and industrial operations, including noise from HGVs, fixed plant and equipment, should be assessed and controlled such that noise levels when assessed in accordance with BS4142 are no greater than 5dB above the background sound level established in Chapter 8 Noise and Vibration, unless otherwise agreed in writing with the Local Planning Authority.

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

47. ACTION REQUIRED CONCURRENT WITH RESERVED MATTERS: DESIGN CODE

The proposal hereby permitted shall comply with the Design Code to establish a clear framework for the future design of development. Details of compliance with the Design Code shall be submitted as part of each reserved matters application.

The Design Code confirmed that 20% of each plot shall be delivered as soft landscaping, with soft engineered drainage options delivered where technically feasible. Details setting out compliance with this requirement shall be submitted as part of each reserved matters application.

Reason: To secure an orderly and well designed finish sympathetic to the character of the area and in the interests of visual amenity and the setting of nearby listed buildings.

48. ACTION REQUIRED PRIOR TO COMMENCEMENT: ACCESS

Before the development is commenced on each part or phase, details of the access and associated works, (including layout, levels, gradients, surfacing and means of surface water drainage) for that part or phase shall be submitted to and approved in writing by the Local Planning Authority.

The works shall thereafter be implemented in accordance with the approved details and including the submitted timescale for implementation.

Reason: To ensure that roads/footways are constructed to an acceptable standard.

49. ACTION REQUIRED PRIOR TO FIRST OCCUPATION: OFF SITE HIGHWAYS WORKS

Prior to the first use or occupation of any part of the development, the off-site works highway improvements to be provided as indicated on Drawing No. 60417/PP/011 and 60417/PP/012 shall be laid out, constructed and made functionally available for use by the occupiers of the development prior to the occupation of the first unit and thereafter retained in the approved form for the lifetime of the development.

Reason: To ensure that suitable mitigation measures are provided prior to occupation.

50. ACTION REQUIRED CONCURRENT WITH RESERVED MATTERS ESTATE ROAD AND FOOTPATHS

Concurrent with the submission of the first reserved matters application for each part or phase, (save for site clearance and technical investigations) details of the estate roads and footpaths for that part or phase, (including layout, 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 are constructed to an acceptable standard.

51. ACTION REQUIRED PRIOR TO OCCUPATION: PROVISION OF CARRIAGEWAYS AND FOOTWAYS

No building in any part or phase shall be occupied until the carriageways and footways serving that part or phase have been constructed to at least Binder course level or better in accordance with the approved details except with the prior written agreement of the Local Planning Authority in consultation with Local Highway Authority.

Reason: To ensure that satisfactory access is provided for the safety of residents and the public.

52. ACTION REQUIRED PRIOR TO FIRST OCCUPATION: TRAVEL PLAN

No part of the development hereby approved shall be brought into use unless and until the Travel Plan has been approved in writing by the Local Planning Authority who shall consult with Suffolk County Council and Highways England as Highways Authorities.

The Travel Plan shall be in line with prevailing policy and best practice and shall as a minimum include:

- o The identification of targets for trip reduction and modal Shift
- o The methods employed to meet these targets
- o The mechanisms for monitoring and review
- o The penalties to be applied in the event that targets are not met (implementation of scheme shown in outline on Richard Jackson Drawing No 60417/pp/013 A dated 17 May 2021)
- o The mechanisms for mitigation
- o Implementation of the travel plan to an agreed timescale or timetable and its operation thereafter
- o Mechanisms to secure variations to the Travel Plan following monitoring and reviews
- o Baseline travel data based upon the information provided in the Transport Assessment, with suitable measures, objectives and targets identified targets to reduce the vehicular trips made by employees across the whole development, with suitable remedial measures identified to be implemented if these objectives and targets are not met
- o Appointment of a suitably qualified Travel Plan Coordinator to set up a Travel Plan Management Group incorporating all individual commercial units to implement the Travel Plan in full and clearly identify their contact details in the Travel Plan
- o A suitable marketing strategy to ensure that all employees on the site are engaged in the Travel Plan process
- o A Travel Plan budget that covers the full implementation of the Travel Plan until five years has passed after occupation of the final commercial unit
- o A copy of an employee travel pack that includes information to encourage employees to use sustainable travel in the local area

Reason: To ensure that the A14 continues to serve its purpose as part of the national system for through traffic in accordance with Section 10 of the Highways Act 1980, and to satisfy the reasonable requirements of road safety on that route. In the interest of sustainable development as set out in the NPPF, and strategic objectives SO3 and SO6 of the Mid Suffolk Core Strategy Development Plan Document (2008) and Core Strategy Focused Review (2012).

Note 2: The Travel Plan and Employee Travel Pack should be produced in accordance with Suffolk County Council's Travel Plan Guidance (www.suffolk.gov.uk/planning-waste-

and-environment/planning-and-development-advice/travel-plans/information-for-developers)

53. ACTION REQUIRED PRIOR TO OCCUPATION: CYCLE STORAGE AND FACILITIES

Prior to the first use/occupation of a part or phase, details of the areas to be provided for secured cycle storage for both customers and employees and details of changing facilities including storage lockers and showers 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 of that part or phase is brought into use and shall be retained thereafter and used for no other purpose.

Reason: In the interests of sustainable development as set out in the NPPF and strategic objectives SO3 and S06 of the Mid Suffolk Core Strategy Development Plan Document (2008) and Core Strategy Focused Review (2012).

54. ACTION REQUIRED DURING DEVELOPMENT: CONTAMINATION

If, during development, contamination not previously identified is found to be present at the site then no further development (unless otherwise agreed in writing with the Local Planning Authority) shall be carried out until the developer has submitted a remediation strategy to the Local Planning Authority detailing how this unsuspected contamination shall be dealt with and obtained written approval from the Local Planning Authority.

The remediation strategy shall be implemented as approved.

Reason - To protect and prevent the pollution of controlled waters (Secondary A and Principal aquifers, nearby groundwater abstraction and EU Water Framework Directive Drinking Water Protected Area) from potential pollutants associated with current and previous land uses in line with National Planning Policy Framework (NPPF; paragraphs 109 and 121), EU Water Framework Directive, Anglian River Basin Management Plan and Environment Agency Groundwater Protection: Principles and Practice (GP3 v 1.1, 2013) position statements A4-A6, J1-J7 and N7.

55. ACTION REQUIRED PRIOR TO COMMENCEMENT OF DEVELOPMENT ON PLOT 1000: FOOTPATH 1

Prior to the commencement of works within Plot 1000:

a) details of the final route of the footpath diversion for Footpath 1 and associated drain run shall be submitted and approved in writing by the Local Planning Authority; and

b) an application to divert Footpath 1 shall be made

Reason: To ensure that the public rights of way network can be safeguarded and appropriate diversion procedures undertaken to implement the development.

CONDITIONS IN RELATION TO THE FULL PART OF THE APPLICATION

These conditions relate to the full planning application for site enabling works phase comprising, ground remodelling, utility diversions, installation of framework landscaping, creation of new footpath links, installation of primary substation, highways works including stopping up of Mill Lane, new all modes link from the A1120 Cedars Link to Mill Lane, new footway cycleway over the existing A1120 overbridge, installation of toucan crossing on the A1120 Cedars Link, footpath connection to the Gipping Valley Way, foul and surface water drainage infrastructure, outfalls and associated works:

56. ACTION REQUIRED IN ACCORDANCE WITH A SPECIFIC TIMETABLE: COMMENCEMENT TIME LIMIT

The development hereby permitted shall be begun not later than the expiration of three years from the date of this permission.

Reason - To comply with the requirements of Section 91 of the Town and Country Planning Act 1990 as amended by Section 51 of the Planning and Compulsory Purchase Act 2004

57. APPROVED PLANS & DOCUMENTS

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

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

58. ACTION REQUIRED PRIOR TO COMMENCEMENT: PHASING PLAN

Prior to the commencement of any development hereby permitted a programme of works for the ground remodelling, utility diversions, installation of framework landscaping, creation of new footpath links, installation of primary substation, highways works including stopping up of Mill Lane, new all modes link from the A1120 Cedars Link to Mill Lane, new footway cycleway over the existing A1120 overbridge, installation of toucan crossing on the A1120 Cedars Link, footpath connection to the Gipping Valley Way, foul and surface water drainage infrastructure, outfalls and associated works shall be submitted to and approved in writing by the Local Planning Authority.

The sequence of works shall:

- o Confirm delivery of the bund in advance of other development as detailed by condition 4 below (with the exception of works required to create the spoil)
- o Detail implementation of the road to provide access to the site prior to commencement of construction works other than the bund.
- o Provide a timescale for implementation of the works

The development shall thereafter be implemented in full accordance with the approved sequence of works and timetable.

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

59. ACTION REQUIRED PRIOR TO THE COMMENCEMENT OF OTHER DEVELOPMENT: CREATION OF BUND

No other development hereby permitted except for the excavation of the contractors compound, roads and primary substation shall commence until the construction of the bund to the Clamp Farm boundary has been substantially completed and provides mitigation of construction and site noise, unless otherwise agreed in writing with the Local Planning Authority.

The bund shall be created in accordance with the approved plan and shall thereafter be retained in accordance with the details to achieve attenuation.

Reason - In order to minimise the adverse impacts of the proposal on neighbouring properties with particular regards to noise and visual amenity impacts.

60. SPECIFIC RESTRICTION ON DEVELOPMENT WITHIN THE FLOODPLAIN

Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 2015 or any order revoking and re-enacting that Order with or without modification, no structure shall be erected and no landscaping shall take place within the floodplain of the River Gipping with the exception of the construction of the pedestrian bridge.

Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 2015 or any order revoking and re-enacting that Order with or without modification, no permitted development shall occur within the area shown as Flood Zone 3.

No works shall be undertaken to the footpath link to the Gipping Valley Way in Flood Zone 2 or 3 which change or affect ground levels unless the details of ground levels and works, along with mitigation details have been submitted to and approved in writing by the Local Planning Authority.

Such details as may be agreed shall thereafter be carried out in full, in accordance with the agreed phasing timetable.

Reason: To ensure the development does not cause increased flood risk.

61. IMPLEMENTATION OF SURFACE WATER AND FLOOD RISK ASSESSMENT

The strategy for the disposal of surface water and the Flood Risk Assessment (FRA) shall be implemented as set out in the approved report (dated March 2020, ref: 60417-PP-001 Rev D).

The strategy shall thereafter be managed and maintained in accordance with the approved strategy.

Reason: To ensure that the principles of sustainable drainage are incorporated into this proposal, to ensure that the proposed development can be adequately drained.

62. ACTION REQUIRED PRIOR TO COMMENCEMENT: CONSTRUCTION SURFACE WATER MANAGEMENT PLAN

No development shall commence until details of a Construction Surface Water Management Plan (CSWMP) detailing how surface water and storm water will be managed on the site during construction (including demolition and site clearance operations) is submitted to and agreed in writing by the LPA. The CSWMP shall be implemented and thereafter managed and maintained in accordance with the approved plan for the duration of construction.

The approved CSWMP shall include:

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

- i. Temporary drainage systems
- ii. Measures for managing pollution / water quality and protecting controlled waters and watercourses
- iii. Measures for managing any on or offsite flood risk associated with construction

Reason: To ensure the development does not cause increased flood risk, or pollution of watercourses or groundwater

<https://www.suffolk.gov.uk/roads-and-transport/flooding-and-drainage/guidance-on-development-and-flood-risk/construction-surface-water-management-plan/>

63. ACTION REQUIRED ON COMPLETION: SURFACE WATER DRAINAGE VERIFICATION

Within 28 days of the practical completion of the development hereby permitted a surface water drainage verification report shall be submitted to and approved in writing by the Local Planning Authority. The report shall detail and verify that the surface water drainage system has been inspected and has been built and functions in accordance with the approved designs and drawings. The report shall include details of all SuDS components and piped networks, in an agreed form, for inclusion on the Lead Local Flood Authority's Flood Risk Asset Register.

Reason: To ensure that the surface water drainage system has been built in accordance with the approved drawings and is fit to be put into operation and to ensure that the Sustainable Drainage System has been implemented as permitted and that all flood risk assets and their owners are recorded onto the LLFA's statutory flood risk asset register as

required under s21 of the Flood and Water Management Act 2020 in order to enable the proper management of flood risk within the county of Suffolk.

<http://www.suffolk.gov.uk/roads-and-transport/flooding-and-drainage/flood-risk-asset-register/>

64. ACTION REQUIRED PRIOR TO THE COMMENCEMENT OF DEVELOPMENT;
CONSTRUCTION MANAGEMENT PLAN

Prior to the commencement of development on any part or phase a Construction Management Plan for that part or phase shall be submitted to and approved in writing by the Local Planning Authority.

The Construction Management Plan shall include the following matters:

- o a photographic survey to be carried out to determine the condition of the carriageway and footways prior to commencement of the works
- o Means of access for construction traffic, including details as to how access will be provided via A1120 and A14, and directed and managed away from Cedars Park and Creting St Peter.
- o haul routes for construction traffic on the highway network and monitoring and review mechanisms.
- o provision of boundary hoarding and lighting
- o details of proposed means of dust suppression
- o details of measures to prevent mud from vehicles leaving the site during construction
- o details of deliveries times to the site during construction phase
- o details of provision to ensure pedestrian and cycle safety
- o programme of works (including measures for traffic management and operating hours)
- o parking and turning for vehicles of site personnel, operatives and visitors
- o loading and unloading of plant and materials
- o storage of plant and materials including location and nature of compounds and storage areas
- o litter management
- o maintain a register of complaints and record of actions taken to deal with such complaints at the site office as specified in the Plan throughout the period of occupation of the site.

Construction of the development shall not be carried out other than in accordance with the approved Construction Management Plan.

Reason: To safeguard and protect neighbouring residential amenity and the amenities of residents and recreational users in the locality from the impacts of construction.

65. RESTRICTION ON LOCATION OF STORAGE IN THE FLOODPLAIN

No goods, products, raw materials, scrap material or other materials of any other sort shall be deposited, stacked or stored in the areas of the site within flood plain (areas shown within Flood Zones 2 and 3).

Reason - To ensure that there is no alteration of the functional flood plain which may reduce the functional flood plain and increase risk of flooding both on and off site.

66. ACTION REQUIRED PRIOR TO COMMENCEMENT OF DEVELOPMENT: CEMP NOISE

Prior to the commencement of development on any part or phase a Construction Environmental Management Plan for Noise for that part or phase, in line with the Noise and Vibration assessment of the Environmental Statement (January 2021) shall be submitted to and approved in writing by the Local Planning Authority. The CEMP shall provide details of noise attenuation following the recommendations in the EIA Noise Chapter.

The approved CEMP Noise shall be adhered to and implemented throughout the construction period strictly in accordance with the approved details, unless otherwise agreed in writing by the Local Planning Authority.

Reason: To safeguard and protect neighbouring residential amenity and the amenities of residents and recreational users in the locality from the impacts of construction.

67. ACTION REQUIRED PRIOR TO COMMENCEMENT OF DEVELOPMENT: CEMP LANDSCAPE

Prior to the commencement of development on any part or phase a Construction Environmental Management Plan for Landscape in line with the Landscape and Visual Impact Assessment of the Environmental Statement (January 2021), shall be submitted to and approved in writing by the Local Planning Authority for that part or phase.

The CEMP Landscape shall include the following:

- o Details of the Root Protection Areas of all trees and hedgerows which are to be retained as part of the Proposed Development to be safeguarded by the use of appropriate fencing in line with BS5837:2012
- o Details of where trees and/or sections of hedgerow are to be removed as part of the Proposed Development, details of such works and that these would be undertaken outside of the bird nesting season.
- o The location and arrangement of site access, compounds (including accommodation and cabins) and parking;
- o The use of hoardings and fencing (including temporary fencing);
- o The storage of construction materials and waste;
- o The handling and storage of topsoil (including imported topsoil);
- o Measures for the protection of existing vegetation and landscape areas (in accordance with BS5837:2012);
- o Permitted working hours and use of lighting, including a detailed lighting specification;
- o The implementation of planting (and where necessary proposed protection on the substantial completion of each phase); and
- o Responsibilities, and monitoring/reporting measures including supervision by appropriately qualified personnel

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

Reason: To protect existing and proposed landscape features during the construction of the development.

68. PRIOR TO COMMENCEMENT: CONSTRUCTION ENVIRONMENTAL MANAGEMENT PLAN (BIODIVERSITY)

A construction environmental management plan (CEMP: Biodiversity) shall be submitted to and approved in writing by the local planning authority, in line with the Ecology and Nature Conservation of the Environmental Statement (Penny Anderson, January 2021).

The CEMP (Biodiversity) shall include the following:

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

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

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

69. ACTION REQUIRED IN ACCORDANCE WITH ECOLOGICAL APPRAISAL RECOMMENDATIONS

All mitigation and enhancement measures and/or works shall be carried out in accordance with the details contained in the Chapter 14 - Ecology and Nature Conservation of the Environmental Statement (Penny Anderson, January 2021), as already submitted with the planning application and agreed in principle with the local planning authority prior to determination.

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

The ECoW will check for active nests including ground nesting farmland species, following best practice methods to safeguard habitats and species during site clearance and construction.

Reason: To conserve and enhance protected and Priority species and allow the LPA to discharge its duties under the Conservation of Habitats and Species Regulations 2017 (as

amended), the Wildlife & Countryside Act 1981 as amended and s40 of the NERC Act 2006 (Priority habitats & species).

70. PRIOR TO COMMENCEMENT: METHOD STATEMENT FOR SHEPHERD'S NEEDLE

No development shall take place until a Method Statement for Shepherd's needle has been submitted to and approved in writing by the local planning authority. The Method Statement for Shepherd's needle shall include the following:

- a) Purpose and conservation objectives for the proposed works.
- b) Review of site potential and constraints.
- c) Working method(s) to achieve stated objectives.
- d) Extent and location/area of proposed works on appropriate scale maps and plans, including the identification of a suitable receptor site.
- e) Timetable for implementation demonstrating that works are aligned with the proposed phasing of development.
- f) Persons responsible for implementing the works.
- g) Details of initial aftercare and long-term maintenance.
- h) Details for monitoring and remedial measures.
- i) Resurvey to accurately locate the plants in May and June when flowering and fruiting

The Method Statement for Shepherd's needle shall be implemented in accordance with the approved details and all features shall be retained in that manner thereafter.

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

71. PRIOR TO COMMENCEMENT: SKYLARK MITIGATION STRATEGY

A Skylark Mitigation Strategy shall be submitted to and approved in writing by the Local Planning Authority. The Skylark Mitigation Strategy shall include the following:

The Skylark Mitigation Strategy shall include the following:

- a) Purpose and conservation objectives for the proposed measures
- b) Detailed Methodology for measures to be delivered
- c) Location of the proposed measures by appropriate maps and/or plans
- d) Mechanism for implementation & Monitoring of delivery

The Skylark Mitigation Strategy as approved shall be implemented in the first nesting season following commencement of the development and in accordance with the approved details, or any amendment as may be approved in writing pursuant to this condition, and all features shall be delivered for a minimum period of 10 years.

Reason: To allow the LPA to discharge its duties under the NERC Act 2006 (Priority habitats & species).

72. ACTION REQUIRED PRIOR TO COMMENCEMENT OF LANDSCAPING: LANDSCAPE MANAGEMENT PLAN.

No landscape planting or works shall commence until there has been submitted to and approved in writing by the Local Planning Authority a landscape management plan, including long term design objectives, management responsibilities and maintenance

schedules for all landscape areas and associated work schedule for a minimum of 5 years. Both new and existing planting will be required to be included in the plan, along with surface treatments, SuDS features and all other landscape assets (i.e. street furniture).

The landscape management plan shall be carried out entirely as approved in accordance with the details and timescales in the plan and thereafter retained.

Reason: To ensure the longevity of the landscaping scheme and protect the visual amenity and character of the area throughout the period of development, in accordance with Chapters 12 and 15 of the National Planning Policy Framework and all relevant Core Strategy Policies.

73. PRIOR TO IMPLEMENTATION OF LANDSCAPING: LANDSCAPE AND ECOLOGICAL MANAGEMENT PLAN

A Landscape and Ecological Management Plan (LEMP) shall be submitted to, and be approved in writing by, the Local Planning Authority prior to the implementation of any landscaping. The content of the LEMP shall include the following:

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

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

The approved plan will be implemented in accordance with the approved details.

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

74. ACTION REQUIRED: IMPLEMENTATION OF LANDSCAPING

All planting comprised in the approved details of landscaping shall be carried out in the first planting season following the commencement of the hereby permitted development (or within such extended period as may first be agreed in writing with the Local Planning Authority).

Any planting removed, dying or becoming seriously damaged or diseased within five years of planting shall be replaced within the first available planting season thereafter with

planting of similar size and species unless the Local Planning Authority gives written consent for any variation.

Reason: To enhance the appearance of the development and ensure a satisfactory environment, in accordance with Chapters 12 and 15 of the National Planning Policy Framework and all relevant Core Strategy Policies.

75. LIGHTING DESIGN SCHEME

Prior to installation of any lighting a lighting design scheme for all lighting other than Highways lighting including measures to reduce impacts on night-time light, wildlife/biodiversity and SMART features for that part or phase shall be submitted to the Local Planning Authority for approval in writing.

The scheme shall identify those features on site that are particularly sensitive for bats and that are likely to cause disturbance along important routes used for foraging; and show how and where external lighting will be installed (through the provision of appropriate lighting contour plans, Isolux drawings and technical specifications) so that it can be clearly demonstrated that areas to be lit will not disturb or prevent bats using their territory.

All external lighting shall be installed in accordance with the specifications and locations set out in the scheme as approved in writing and maintained thereafter in accordance with the scheme.

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

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

76. ACTION REQUIRED PRIOR TO COMMENCEMENT OF DEVELOPMENT: ARCHAEOLOGICAL SCHEME OF INVESTIGATION

No development shall take place within areas B, C, D or E including the buffer zone areas marked in red on plan 'Mitigation Area Plan Buffer Zone' 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.
- h. Mitigation details for the preservation in situ of archaeological features within areas C, D and E, and a management plan for the ongoing protection of these areas in perpetuity.

REASON: To safeguard archaeological assets within the approved development boundary from impacts relating to any groundworks associated with the development scheme and to ensure the proper and timely investigation, recording, reporting and presentation of archaeological assets affected by this development, in accordance with Core Strategy Objective SO 4 of Mid Suffolk District Council Core Strategy Development Plan Document (2008) and the National Planning Policy Framework (2019).

INFORMATIVE:

The submitted scheme of archaeological investigation shall be in accordance with a brief procured beforehand by the developer from Suffolk County Council Archaeological Service, Conservation Team. I would be pleased to offer guidance on the archaeological work required and, in our role as advisor to Mid Suffolk District Council, the SCC Archaeological Service will, on request of the applicant, provide a specification for the archaeological work required at this site.

In this case, the following will be required for the five archaeological areas:

Area A: Open area excavation has been undertaken in this area. The fieldwork has been completed. The excavation Post-excavation Assessment Report is currently being produced by the client's archaeological contractor for submission to SCCAS. We have no objections to groundworks commencing in Area A.

Area B: Open area excavation, including open area excavation area over medieval archaeological features identified in trench 67.

Area C: Trenched archaeological evaluation in order to establish the archaeological potential.

Decisions on the need for any further investigation (excavation before groundworks commence) will be made on the results of the evaluation.

Area D: Open area excavation on the areas threatened by the development.

Area E: Open area excavation on the areas threatened by the development.

In the areas B - E archaeological works will be required before any groundworks commence, this includes site preparation, infrastructure and landscaping works.

77. ACTION REQUIRED PRIOR TO FIRST OCCUPATION: ARCHAEOLOGICAL ASSESSMENT

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 (2019).

78. COMPLIANCE WITH ARBORICULTURAL REPORT

All works shall be undertaken in accordance with the measures outlined in the Arboricultural Report accompanying the application.

Reason: In order to help avoid harm being caused to the trees scheduled for retention.

79. ACTION REQUIRED; DUST ASSESSMENT AND MITIGATION

All works shall be undertaken in accordance with the measures outlined in the dust assessment in the BWB report MKA2107 and the mitigation proposals.

Reason: To protect neighbouring residential amenity from the impacts of construction.

80. ACTION REQUIRED PRIOR TO THE COMMENCEMENT OF DEVELOPMENT: CONTROL OF POLLUTION

Prior to the commencement of development, if required by the Control of Pollution Act 1974 a S.61 prior consent application shall have been submitted, and details confirming the submission and conditions attached to any consent submitted to the Local Planning Authority. These conditions shall be adhered to throughout the development.

Reason: To protect against on site noise and vibration impacts.

81. ON GOING REQUIREMENT: RESTRICTION ON CONSTRUCTION OPERATION TIMES

The construction working hours in respect of any works undertaken for the hereby permitted development shall be limited to:

0800 to 1800 Mondays to Fridays and 0800 to 1300 Saturdays.

There shall be no working or deliveries outside of these hours or on public holidays.

In the event that working outside these times is necessary for a particular element of works (e.g. a concrete pour), 14 days advance notice must be given in writing to the Local Planning Authority along with contact details in the event of complaint.

Any construction working taking place in such circumstances must not exceed 55dB LA eq (1 hour) between 1900 and 2300 and 45dB LA eq (20 minutes) between 2300 and 0700 as measured 1m from the facade of the nearest noise sensitive premises.

Reason - To protect neighbouring noise sensitive premises from adverse impacts of noise and construction working.

82. ACTION REQUIRED: USE OF MACHINERY

The selection and use of machinery to operate on site, and working practices to be adopted will, as a minimum requirement, be compliant with the standards laid out in British Standard 5228-1: 2009+A1:2014.

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

83. ACTION REQUIRED DURING DEVELOPMENT: CONTAMINATION

If, during development, contamination not previously identified is found to be present at the site then no further development (unless otherwise agreed in writing with the Local Planning Authority) shall be carried out until the developer has submitted a remediation strategy to the Local Planning Authority detailing how this unsuspected contamination shall be dealt with and obtained written approval from the Local Planning Authority.

The remediation strategy shall be implemented as approved.

Reason - To protect and prevent the pollution of controlled waters (Secondary A and Principal aquifers, nearby groundwater abstraction and EU Water Framework Directive Drinking Water Protected Area) from potential pollutants associated with current and previous land uses in line with National Planning Policy Framework (NPPF; paragraphs 109 and 121), EU Water Framework Directive, Anglian River Basin Management Plan and Environment Agency Groundwater Protection: Principles and Practice (GP3 v 1.1, 2013) position statements A4-A6, J1-J7 and N7.

SUMMARY OF POLICIES WHICH ARE RELEVANT TO THE DECISION:

NPPF - National Planning Policy Framework
NPPG-National Planning Policy Guidance
CS01 - Settlement Hierarchy
CS02 - Development in the Countryside & Countryside Villages
CS03 - Reduce Contributions to Climate Change
CS04 - Adapting to Climate Change
CS05 - Mid Suffolk's Environment
CS06 - Services and Infrastructure
FC01 - Presumption In Favour Of Sustainable Development
FC01_1 - Mid Suffolk Approach To Delivering Sustainable Development
FC03 - Supply Of Employment Land
SB02 - Development appropriate to its setting
GP01 - Design and layout of development
HB01 - Protection of historic buildings
HB13 - Protecting Ancient Monuments
HB14 - Ensuring archaeological remains are not destroyed
H16 - Protecting existing residential amenity
CL08 - Protecting wildlife habitats
CL09 - Recognised wildlife areas
CL11 - Retaining high quality agricultural land
CL12 - The effects of severance upon existing farms
E02 - Industrial uses on allocated sites
E03 - Warehousing, storage, distribution and haulage depots
E09 - Location of new businesses
E10 - New Industrial and commercial development in the countryside
New Industrial and commercial development in the countryside
E12 - General principles for location, design and layout
T02 - Minor Highway improvements
T04 - Planning Obligations and highway infrastructure

T07 - Provision of public car parking
 T08 - Lorry parking facilities in towns
 T09 - Parking Standards
 T10 - Highway Considerations in Development
 T11 - Facilities for pedestrians and cyclists
 T12 - Designing for people with disabilities
 T13 - Bus Service
 RT04 - Amenity open space and play areas within residential development
 RT12 - Footpaths and Bridleways
 SC04 - Protection of groundwater supplies
 SC06 - Recycling centres
 SAAP - Stowmarket Area Action Plan

NOTES:

1. **Statement of positive and proactive working in line with the National Planning Policy Framework (NPPF)**

The proposal has been assessed with regard to adopted development plan policies, the National Planning Policy Framework and all other material considerations. The NPPF encourages a positive and proactive approach to decision taking, delivery of sustainable development, achievement of high quality development and working proactively to secure developments that improve the economic, social and environmental conditions of the area. In this case the applicant took advantage of the Council's pre-application service prior to making the application. The opportunity to discuss a proposal prior to making an application allows potential issues to be raised and addressed pro-actively at an early stage, potentially allowing the Council to make a favourable determination for a greater proportion of applications than if no such service was available.

2. NOTES The Local Planning Authority recommends that developers of housing estates should enter into formal agreement with the Highway Authority under Section 38 of the Highways Act 1980 relating to the construction and subsequent adoption of Estate Roads. 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. The granting of planning permission IS SEPARATE to any consents that may be required in relation to PROW. It DOES NOT give authorisation for structures such as gates to be erected on a PROW, or the temporary or permanent closure or diversion of a PROW. Nothing may be done to close, alter the alignment, width, surface or condition of a PROW, or to create a structure such as a gate upon a PROW, without the due legal process being followed, and permission being granted from the Rights of Way & Access Team as appropriate. Permission may or may not be granted depending on all the circumstances. For further information go to <http://www.suffolkpublicrightsofway.org.uk> and www.suffolk.gov.uk/roads-and-transport/public-rights-of-way-in-suffolk.

3. You should be aware that the responsibility for the safe development and secure occupancy of the site rests with the developer.

Unless agreed with the Local Planning Authority, you must not carry out any development work (including demolition or site preparation) until the requirements of the condition have been met, or without the prior approval of the Local Planning Authority.

The developer shall ensure that any reports relating to site investigations and subsequent remediation strategies shall be forwarded for comment to the following bodies:

- o Local Planning Authority
- o Environmental Services
- o Building Inspector
- o Environment Agency

Any site investigations and remediation strategies in respect of site contamination (including ground gases, where appropriate) shall be carried out in accordance with current approved standards and codes of practice.

The applicant/developer is advised, in connection with the above condition(s) requiring the submission of a strategy to establish the presence of land contaminants and any necessary investigation and remediation measures, to contact the Council's Environmental Protection Team.

4. Any works to a watercourse may require consent under section 23 of the Land Drainage Act 1991
- o Any discharge to a watercourse or groundwater needs to comply with the Water Environment (Water Framework Directive) (England and Wales) Regulations 2017
 - o Any discharge of surface water to a watercourse that drains into an Internal Drainage Board district catchment may be is subject to payment of a surface water developer contribution
 - o Any works to lay new surface water drainage pipes underneath the public highway will need a licence under section 50 of the New Roads and Street Works Act
 - o Any works to a main river may require an environmental permit

An application to discharge trade effluent must be made to Anglian Water and must have been obtained before any discharge of trade effluent can be made to the public sewer. Anglian Water recommends that petrol / oil interceptors be fitted in all car parking/washing/repair facilities. Failure to enforce the effective use of such facilities could result in pollution of the local watercourse and may constitute an offence. Anglian Water also recommends the installation of a properly maintained fat traps on all catering establishments. Failure to do so may result in this and other properties suffering blocked drains, sewage flooding and consequential environmental and amenity impact and may also constitute an offence under section 111 of the Water Industry Act 1991.

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

your development, who will pay CIL and when the development will start. You will receive advice on the amount you have to pay and what you have to do and you can find more information about CIL on our websites here:

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

This relates to document reference: DC/21/00407

Signed: Philip Isbell

Dated: 5th November 2021

**Chief Planning Officer
Sustainable Communities**

Important Notes to be read in conjunction with your Decision Notice

Please read carefully

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

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

Discharging your obligations under a condition:

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

Building Control:

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

Appeals to the Secretary of State

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

Planning Applications: Section 78 Town and Country Planning Act 1990

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

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

Town and Country Planning (Control of Advertisements) Regulations 2007

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

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

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

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

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