

# **Consultee Comments for Planning Application DC/22/00661**

## **Application Summary**

Application Number: DC/22/00661

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

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

Case Officer: Vincent Pearce

## **Consultee Details**

Name: Mrs Jennie Blackburn

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

Email: Not Available

On Behalf Of: Little Blakenham Parish Clerk

## **Comments**

The Parish Council has no objections to the application.



# Ministry of Defence

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

Your reference: DC/22/00661  
Our reference: 10053284

Dear Philip,

## **MOD Safeguarding – Wattisham Station**

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

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

**Grid Ref:** Easting: 611712                      Northing: 249454

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

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

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

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

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

# Defence Infrastructure Organisation

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

Tel: 07815484477

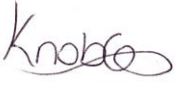
E-mail: [DIO-safeguarding-statutory@mod.gov.uk](mailto:DIO-safeguarding-statutory@mod.gov.uk)

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

02 March 2022

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

Yours sincerely

A handwritten signature in black ink, appearing to read 'Kaye Noble'. The signature is written in a cursive style with a large initial 'K' and a long horizontal flourish at the end.

Kaye Noble  
Assistant Safeguarding Manager  
DIO Safeguarding



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

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

To: Mid Suffolk District Council

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

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

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

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

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

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


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

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

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

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

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

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

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

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

**From:** BMSDC Planning Area Team Blue <planningblue@babberghmidsuffolk.gov.uk>  
**Sent:** 11 Feb 2022 03:01:04  
**To:**  
**Cc:**  
**Subject:** FW: MSDC Planning Consultation Request - DC/22/00661 - RES  
**Attachments:**

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

From: East of England Region <e-east@HistoricEngland.org.uk>  
Sent: 11 February 2022 12:40  
To: BMSDC Planning Area Team Blue <planningblue@babberghmidsuffolk.gov.uk>  
Subject: RE: MSDC Planning Consultation Request - DC/22/00661 - RES

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

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Good afternoon,

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

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

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

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

Yours sincerely

Hannah

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

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

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

- (a) extending planning controls to statues and other monuments and,
- (b) extending the range of applications for listed building consent notified to Historic England.

Applications for planning permission

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

Consultation:

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

- P1 Development of land involving the demolition, in whole or in part, or the material alteration of a listed building which is classified as Grade I or II\*
- P2 Development likely to affect the site of a scheduled monument

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

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

P4 Development likely to affect certain strategically important views in London

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

Notification:

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

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

P6 The character or appearance of a conservation area where

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

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

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

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

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

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

Notification:

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

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

(relevant works means:

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

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

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

iv) commemorative object works.

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

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

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

For the purposes of sub paragraph iv) above:

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

L3 Decisions taken by the local planning authorities on these applications

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

Historic England

27 April 2021

Note 2: Relevant demolition is defined in section 16D of the Town and Country Planning Act 1990 as “demolition of a building that is situated in a conservation area in England and is not a building to which section 74 of the Planning (Listed Buildings and Conservation Areas) Act 1990 does not apply by virtue of s75 of that Act (listed buildings, certain ecclesiastical buildings, scheduled monuments and buildings described in a direction of the Secretary of State under that section.)

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

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

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

Sent: 09 February 2022 17:13

To: East of England Region <[e-east@HistoricEngland.org.uk](mailto:e-east@HistoricEngland.org.uk)>

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

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

Kind Regards

Planning Support Team

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

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

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



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



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

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

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

For the attention of: Vincent Pearce - MSDC

Dear Vincent

**TOWN AND COUNTRY PLANNING ACT 1990 CONSULTATION RETURN: DC/22/00661PROPOSAL:**  
Submission of Details (Reserved matters) Application for Outline Planning Permission  
DC/20/01175. Appearance, Landscaping, Layout and Scale in relation to the  
construction of Phase 5 / Units 7, 8, 9 & 10

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

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

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

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

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

Yours sincerely,

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

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



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

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

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

For the attention of: Averil Goudy - MSDC

Dear Averil

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

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

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

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

**Sustainable travel access - Units 7 - 10:**

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

**Parking:**

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

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

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

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

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

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

Yours sincerely,

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

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

**Sent:** 17 Feb 2022 06:17:55

**To:**

**Cc:**

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

**Attachments:** ufm33\_Standard\_Consultation.pdf

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

**Sent:** 17 February 2022 14:15

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

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

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

## **PUBLIC RIGHTS OF WAY AND ACCESS RESPONSE**

**REF: DC/22/00661**

Thank you for your consultation concerning the above application.

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

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

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

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

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

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

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

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

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

Thank you for taking the time to consider this response.

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

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

From: [planningblue@babberghmidsuffolk.gov.uk](mailto:planningblue@babberghmidsuffolk.gov.uk) <[planningblue@babberghmidsuffolk.gov.uk](mailto:planningblue@babberghmidsuffolk.gov.uk)>

Sent: 09 February 2022 17:13

To: GHI PROW Planning <[PROWplanning@suffolk.gov.uk](mailto:PROWplanning@suffolk.gov.uk)>

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

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

Kind Regards

Planning Support Team

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

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

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

**Sent:** 24 Feb 2022 10:49:20

**To:**

**Cc:**

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

**Attachments:**

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

**Sent:** 23 February 2022 14:33

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

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

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

Dear Averil Goudy,

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

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

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

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

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

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

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

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

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

Document Submitted	Document Description	Pre- App
Flood Risk Assessment (FZ3 or Site >1Ha)	Evaluation of flood risk (fluvial, pluvial & groundwater) to the site – will guide layout and location of open spaces. (SCC may require modelling of ordinary watercourse if EA Flood Maps not available)	✓
Drainage Strategy/Statement (less detail required for Outline)	Document that explains how the site is to be drained using SuDS principles. Shall include information on:- <ul style="list-style-type: none"><li>• Existing drainage (inc adjacent roads)</li><li>• Impermeable Area (Pre and Post Development)</li></ul>	

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

Kind Regards

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



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

**Sent:** 02 Mar 2022 01:53:07

**To:**

**Cc:**

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

**Attachments:**

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**From:** Water Hydrants <Water.Hydrants@suffolk.gov.uk>

**Sent:** 01 March 2022 15:27

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

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

Fire Ref.: F216191

Good Afternoon,

Thank you for your letter regarding this site.

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

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

Kind regards,

A Sturdy

Admin to Water Officer

Fire and Public Safety Directorate, SCC

3rd Floor, Lime Block, Endeavour House

Russell Road, IP1 2BX

Tel.: 01473 260564

Team Mailbox: [water.hydrants@suffolk.gov.uk](mailto:water.hydrants@suffolk.gov.uk)

My work days are *Mon, Tues, Wed & Fri*

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

*we*

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

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

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

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

Our Ref: 2022\_00661  
Date: 1st March 2022

For the Attention of Averil Goudy

Dear Mr Isbell

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

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

There are no grounds to consider refusal of permission in order to achieve preservation *in situ* of any important heritage assets. However, in accordance with the *National Planning Policy Framework* (Paragraph 205), any permission granted should be the subject of a planning condition to record and advance understanding of the significance of any heritage asset before it is damaged or destroyed.

In this case the following two conditions would be appropriate:

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

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

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

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

**REASON:**

*To safeguard archaeological assets within the approved development boundary from impacts relating to any groundworks associated with the development scheme and to ensure the proper and timely investigation, recording, reporting and presentation of archaeological assets affected by this development, in accordance with Core Strategy Objective SO 4 of Mid Suffolk District Council Core Strategy Development Plan Document (2008) and the National Planning Policy Framework (2021).*

**INFORMATIVE:**

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

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

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

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

Yours sincerely,

James Rolfe

Senior Archaeological Officer  
Conservation Team

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

Dear Averil,

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

Kind regards

**Chris Ward**

Active Travel Officer

Transport Strategy

Strategic Development - Growth, Highways and Infrastructure

Suffolk County Council

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

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

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

**From:** [planningblue@babberghmidsuffolk.gov.uk](mailto:planningblue@babberghmidsuffolk.gov.uk) <[planningblue@babberghmidsuffolk.gov.uk](mailto:planningblue@babberghmidsuffolk.gov.uk)>

**Sent:** 09 February 2022 17:12

**To:** Chris Ward

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

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

Kind Regards

Planning Support Team

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

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

# **Consultee Comments for Planning Application DC/22/00661**

## **Application Summary**

Application Number: DC/22/00661

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

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

Case Officer: Vincent Pearce

## **Consultee Details**

Name: Miss Katherine Pannifer

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

Email: Not Available

On Behalf Of: Heritage Team

## **Comments**

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

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

Katherine Pannifer

Heritage and Design Officer

Babergh and Mid Suffolk District Councils - Working Together

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

**PLANNING APPLICATION NUMBER: DC/22/00661**

**OUR REFERENCE: 303444**

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

**LOCATION: Land at Blackacre Hill, Bramford Road, GreatBlackenham**

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

Dear Sirs,

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

With kind regards

Sue Lennard

**Sue Lennard  
Senior Environmental Protection Officer  
Public Protection**

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

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

[Susan.lennard@baberghmidsuffolk.gov.uk](mailto:Susan.lennard@baberghmidsuffolk.gov.uk)

01449 724943

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

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

**Sent:** 02 Mar 2022 02:04:24

**To:**

**Cc:**

**Subject:** FW: (303446) DC/22/00661 . Air Quality

**Attachments:**

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

**Sent:** 02 March 2022 10:25

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

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

**Subject:** (303446) DC/22/00661 . Air Quality

**EP Reference : 303446**

**DC/22/00661 . Air Quality**

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

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

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

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

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

Kind regards

Nathan

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

Senior Environmental Management Officer

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

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

Work: 01449 724715

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

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

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

**Sent:** 02 Mar 2022 02:03:49

**To:**

**Cc:**

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

**Attachments:**

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

**Sent:** 02 March 2022 10:21

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

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

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

**EP Reference : 303448**

**DC/22/00661. Land Contamination**

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

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

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

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

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

Regards

Nathan

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

Senior Environmental Management Officer

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

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

Work: 01449 724715

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

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

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

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



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

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

**Sent:** 04 Mar 2022 01:34:35

**To:**

**Cc:**

**Subject:** FW: DC/22/00661

**Attachments:**

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

**Sent:** 04 March 2022 11:28

**To:** BMSDC Planning Area Team Blue <planningblue@baberghmidsuffolk.gov.uk>; Averil Goudy <Averil.Goudy@baberghmidsuffolk.gov.uk>

**Subject:** DC/22/00661

Dear Averil,

**APPLICATION FOR RESERVED MATTERS - DC/22/00661**

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

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

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

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

Regards,

Peter

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

Environmental Management Officer

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



Tel: 01449 724611

Mob.: 07849 353674

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

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

## Consultation Response Pro forma

<b>1</b>	<b>Application Number</b>	DC/22/00661	
<b>2</b>	<b>Date of Response</b>	02/03/2022	
<b>3</b>	<b>Responding Officer</b>	Name:	Hannah Bridges
		Job Title:	Waste Management Officer
		Responding on behalf of...	Waste Services
<b>4</b>	<b>Recommendation</b> (please delete those N/A)  Note: This section must be completed before the response is sent. The recommendation should be based on the information submitted with the application.	No objection subject to conditions	
<b>5</b>	<b>Discussion</b> Please outline the reasons/rationale behind how you have formed the recommendation. Please refer to any guidance, policy or material considerations that have informed your recommendation.	<p>Ensure that the development is suitable for a 32 tonne Refuse Collection Vehicle (RCV) to manoeuvre around the site. Attached are the vehicle specifications for reference.</p> <p style="text-align: center;"> OLYMPUS - 8x4MS Wide - Euro 6 - Smo</p> <p>Attached is the latest waste guidance for new developments.</p> <p style="text-align: center;"> SWP Waste Guidance v.21.docx</p> <p>Make sure that there is suitable storage for the appropriate waste and recycling bins required for each business unit.</p>	
<b>6</b>	<b>Amendments, Clarification or Additional Information Required</b> (if holding objection)  If concerns are raised, can they be overcome with changes? Please ensure any requests are		

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

	proportionate	
7	<b>Recommended conditions</b>	Meet the conditions in the discussion.

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



14 March 2022

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

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

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

Dear Averil,

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

### **Summary**

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

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

It is indicated that the approved ecological reports are out of date to support this application, in line with CIEEM Guidance<sup>1</sup> and Condition 20 of the outline consent. As a result, it would be useful for the applicant's ecologist to carry out a site visit and provide an ecological addendum to update the

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



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

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

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

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

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

Furthermore, it is indicated that a wildlife friendly lighting scheme should be provided for this application, in line with condition 19 of the outline consent. However, it is also accepted that these measures could be secured via a discharge of condition application, prior to beneficiary use. The lighting strategy should follow BCT & ILP Guidance<sup>2</sup> and a professional ecologist should be consulted to advise on the likely ecological impacts from this scheme. Ideally, the following measures should be indicated to avoid impacts to foraging and commuting bats:

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

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



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

Please contact me with any queries.

Yours sincerely,

**Hamish Jackson ACIEEM BSc (Hons)**

Ecological Consultant

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

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

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

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

**Sent:** 17 Feb 2022 04:59:36

**To:**

**Cc:**

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

**Attachments:**

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

**Sent:** 16 February 2022 11:06

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

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



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

Good morning

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

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

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

Kind regards

Sandra

Sandra Olim

Pre-Development Advisor

Team: 07929 786 955

Email: [planningliaison@anglianwater.co.uk](mailto:planningliaison@anglianwater.co.uk)

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

Anglian Water Services Limited

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



Our Ref: 22\_06110\_P  
Your Ref: DC/22/00661

02/03/2022

Dear Sir/Madam

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

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

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

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

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

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



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

Phil Camamile (Chief Executive)

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



Kind Regards,

Ellen

Ellen Moore  
Sustainable Development Officer  
Water Management Alliance

**Philip Isbell – Chief Planning Officer**  
**Sustainable Communities**

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

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



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## **OUTLINE PLANNING PERMISSION**

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

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**Correspondence Address:**

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

**Applicant:**

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

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**Date Application Received:** 17-Mar-20

**Application Reference:** DC/20/01175

**Date Registered:** 18-Mar-20

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**Proposal & Location of Development:**

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

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

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**Section A – Plans & Documents:**

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

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

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

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

Additional Drainage Technical Note - Received 21/09/2020

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

Flood Risk Assessment - Received 21/08/2020

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

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

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

DESIGNERS RESPONSE TO ROAD SAFETY CONSULTING LTD

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

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## Section B:

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

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

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

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

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

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

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

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

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

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

4. APPROVED PLANS & DOCUMENTS

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

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

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

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

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

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

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

Reason - To safeguard the ground water environment from harm.

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

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

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

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

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

1) Temporary drainage systems

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

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

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

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

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

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

Reason - To minimise the risk of flooding.

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

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

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

o provision of boundary hoarding and lighting

o details of proposed means of dust suppression

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

o details of deliveries times to the site during construction phase

o details of provision to ensure pedestrian and cycle safety

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

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

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

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

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

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

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

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

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



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

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

No more than 30,000 sqm of floor space shall be occupied until the site investigation and post investigation assessment has been completed, submitted to and approved in writing by the Local Planning Authority, in accordance with the programme set out in the approved Written Scheme of Investigation and the provision made for analysis, publication and dissemination of results and archive deposition.

Reason - To safeguard archaeological assets within the approved development boundary from impacts relating to any groundworks associated with the development scheme and to ensure the proper and timely investigation, recording, reporting and presentation of archaeological assets affected by this development.

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

The CEMP (Biodiversity) shall include the following.

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

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

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

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

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

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

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

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

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

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

The content of the LEMP shall include the following:

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

Reason - To ensure that sufficient space for the on site parking of vehicles is provided and maintained in order to ensure the provision of adequate on-site space for the parking and manoeuvring of vehicles where on-street parking and manoeuvring would be detrimental to highway safety to users of the highway.

## 26. PRIOR TO COMMENCEMENT: TREE PROTECTION

Any retained trees, shrubs and hedgerows within, or at the boundary of, any area or phase, shall be protected in accordance with a scheme of tree protection, (BS5837:2012), to be agreed in writing with the Local Planning Authority prior to commencement of work within that area of phase.

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

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

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

No development of any building above slab level will take place within any area or phase, until there has been submitted to and approved in writing by the Local Planning Authority, in accordance with the agreed Landscape Masterplan LSDP 11365-05 Rev H Page 1 of 2 and Page 2 of 2, a scheme of soft landscaping for that development area/phase, drawn to a scale of not less than 1:200.

The soft landscaping details shall include planting plans; written specifications (including cultivation and other operations associated with plant and grass establishment); schedules of plants noting species, plant sizes and proposed numbers/ densities, weed control protection and maintenance covering a period of a minimum 10 years as well as any tree works to be undertaken during the course of the development.

Any planting removed, dying or becoming seriously damaged or diseased within ten years of planting shall be replaced within the first available planting season thereafter ( on a 1:1

basis for the first five years and at the discretion of the LPA for the second five years) with planting of similar size and species unless the Local Planning Authority gives written consent for any variation.

The agreed scheme shall be implemented in full for that area of phase.

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

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

No development of any building above slab level will take place in any area or phase, until full details of a hard landscaping scheme for that area/phase, in accordance with the agreed Landscape Masterplan LSDP 11365-05 Rev H Page 1 of 2 and Page 2 of 2, has been submitted to and approved in writing by the Local Planning Authority. These details shall include proposed finished levels and contour showing earthworks and mounding; surfacing materials; means of enclosure; car parking layouts; other vehicle and pedestrian access and circulation areas; hard surfacing materials; minor artefacts and structures (for example furniture, play areas and equipment, refuse and/or other storage units, signs, lighting and similar features); proposed and existing functional services above and below ground (for example drainage, power, communications cables and pipelines, indicating lines, manholes, supports and other technical features).

The agreed scheme shall be implemented in full for that area or phase.

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

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

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

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

30. ACTION REQUIRED PRIOR FIRST OCCUPATION: LANDSCAPE MANAGEMENT PLAN

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

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



31. ACTION REQUIRED PRIOR FIRST OCCUPATION: NOISE REPORT

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

Reason - In the interest of residential amenity.

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

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

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

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

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

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

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

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

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

35. SPECIFIC RESTRICTION ON DEVELOPMENT: ADDITIONAL FLOOR RESTRICTION

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

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

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

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

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

and/or

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

and/or

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

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

## **SUMMARY OF POLICIES WHICH ARE RELEVANT TO THE DECISION:**

NPPF - National Planning Policy Framework

CS01 - Settlement Hierarchy

CS02 - Development in the Countryside & Countryside Villages

CS03 - Reduce Contributions to Climate Change

CS04 - Adapting to Climate Change

CS05 - Mid Suffolk's Environment

FC01 - Presumption In Favour Of Sustainable Development

FC01\_1 - Mid Suffolk Approach To Delivering Sustainable Development

FC03 - Supply Of Employment Land

GP01 - Design and layout of development

H17 - Keeping residential development away from pollution

CL08 - Protecting wildlife habitats

CL09 - Recognised wildlife areas

SB02 - Development appropriate to its setting

CL11 - Retaining high quality agricultural land

E03 - Warehousing, storage, distribution and haulage depots

E04 - Protecting existing industrial/business areas for employment generating uses

E06 - Retention of use within existing industrial/commercial areas

E09 - Location of new businesses

E10 - New Industrial and commercial development in the countryside

New Industrial and commercial development in the countryside

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

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

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

This relates to document reference: DC/20/01175

**Signed: Philip Isbell**

**Dated: 15th April 2021**

**Chief Planning Officer  
Sustainable Communities**

## **Important Notes to be read in conjunction with your Decision Notice**

### **Please read carefully**

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

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

### **Discharging your obligations under a condition:**

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

### **Building Control:**

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

## Appeals to the Secretary of State

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

Planning Applications: Section 78 Town and Country Planning Act 1990

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

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

Town and Country Planning (Control of Advertisements) Regulations 2007

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

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

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

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

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