

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

Sent: 11 Jan 2022 04:37:11

To:

Cc:

Subject: FW: MSDC Planning Consultation Request - DC/21/06605

Attachments: ufm30_Standard_Consultation.pdf

From: Lynne Cockerton

Sent: 11 January 2022 15:51

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

Subject: Fwd: MSDC Planning Consultation Request - DC/21/06605

Dear Alex/Planning

Wetheringsett Parish Councillors have considered this application and recommend refusal on the following grounds:

The Parish Council has no objection to the proposed units but objects to an additional access on to the A140 when there is a satisfactory existing access that could be used.

Kind regards

Lynne cockerton

Begin forwarded message:

From: planningblue@baberghmidsuffolk.gov.uk

Subject: MSDC Planning Consultation Request - DC/21/06605

Date: 10 December 2021 at 15:37:53 GMT

Please find attached planning consultation request letter relating to planning application - DC/21/06605 - Land To The Rear Of Ceva Logistics, Norwich Road, Mendlesham (In The Parish Of, Wetheringsett Cum Brockford) IP14 5NA

Kind Regards

Planning Support Team

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Consultee Comments for Planning Application DC/21/06605

Application Summary

Application Number: DC/21/06605

Address: Land To The Rear Of Ceva Logistics Norwich Road Mendlesham (In The Parish Of Wetheringsett Cum Brockford) IP14 5NA

Proposal: Planning Application - Erection of three warehouse units and external storage area (use class B8), new access from Norwich Road, parking, associated drainage and landscaping

Case Officer: Alex Scott

Consultee Details

Name: Mrs Sharon Jones Mendlesham Parish Council

Address: Honeysuckle, Hockey Hill, Wetheringsett Cum Brockford Stowmarket, Suffolk IP14 5PL

Email: Not Available

On Behalf Of: Mendlesham Parish Clerk

Comments

Mendlesham Parish Council unanimously supports this application



Planning Applications – Suggested Informative Statements and Conditions Report

If you would like to discuss any of the points in this document please contact us on 07929 786955 or email planningliaison@anglianwater.co.uk

AW Site Reference: 183485/1/0137221

Local Planning Authority: Mid Suffolk District

Site: Land To The Rear Of Ceva Logistics
Norwich Road Mendlesham (In The Parish Of Wetheringsett Cum Brock)

Proposal: Planning Application. Erection of three warehouse units and external storage area (use class B8), new access from Norwich Road, parking, associated drainage and landscaping

Planning application: DC/21/06605

Prepared by: Pre-Development Team

Date: 16 December 2021

ASSETS

Section 1 - Assets Affected

Our records show that there are no assets owned by Anglian Water or those subject to an adoption agreement within the development site boundary.

WASTEWATER SERVICES

Section 2 - Wastewater Treatment

The foul drainage from this development is in the catchment of Stowmarket Water Recycling Centre which currently does not have capacity to treat the flows the development site. Anglian Water are obligated to accept the foul flows from the development with the benefit of planning consent and would therefore take the necessary steps to ensure that there is sufficient treatment capacity should the Planning Authority grant planning permission.

Section 3 - Used Water Network

Development may lead to an unacceptable risk of flooding downstream. Anglian Water will need to plan effectively for the proposed development, if permission is granted. We will need to work with the applicant to ensure any infrastructure improvements are delivered in line with the development. It is assumed that foul water will discharge to an on site package treatment plant. However no foul strategy has been provided to confirm this. We therefore request a condition requiring an on-site drainage strategy. (1) INFORMATIVE - Notification of intention to connect to the public sewer under S106 of the Water Industry Act Approval and consent will be required by Anglian Water, under the Water Industry Act 1991. Contact Development Services Team 0345 606 6087. (2) INFORMATIVE - Notification of intention to connect to the public sewer under S106 of the Water Industry Act Approval and consent will be required by Anglian Water, under the Water Industry Act 1991. Contact Development Services Team 0345 606 6087. (3) INFORMATIVE - Protection of existing assets - A public sewer is shown on record plans within the land identified for the proposed development. It appears that development proposals will affect existing public sewers. It is recommended that the applicant contacts Anglian Water Development Services Team for further advice on this matter. Building over existing public sewers will not be permitted (without agreement) from Anglian Water. (4) INFORMATIVE - Building near to a public sewer - No building will be permitted within the statutory easement width of 3 metres from the pipeline without agreement from Anglian Water. Please contact Development Services Team on 0345 606 6087. (5) INFORMATIVE: The developer should note that the site drainage details submitted have not been approved for the purposes of adoption. If the developer wishes to have the sewers included in a sewer adoption agreement with Anglian Water (under Sections 104 of the Water Industry Act 1991), they should contact our Development Services Team on 0345 606 6087 at the earliest opportunity. Sewers intended for adoption should be designed and constructed in accordance with Sewers for Adoption guide for developers, as supplemented by Anglian Water's requirements.

Section 4 - Surface Water Disposal

The preferred method of surface water disposal would be to a sustainable drainage system (SuDS) with connection to sewer seen as the last option. Building Regulations (part H) on Drainage and Waste Disposal for England includes a surface water drainage hierarchy, with infiltration on site as the preferred disposal option, followed by discharge to watercourse and then connection to a sewer.

From the details submitted to support the planning application the proposed method of surface water management does not relate to Anglian Water operated assets. As such, we are unable to provide comments on the suitability of the surface water management. The Local Planning Authority should seek the advice of the Lead Local Flood Authority or the Internal Drainage Board. The Environment Agency should be consulted if the drainage system directly or indirectly involves the discharge of water into a watercourse. Should the proposed method of surface water management change to include interaction with Anglian Water operated assets, we would wish to be re-consulted to ensure that an effective surface water drainage strategy is prepared and implemented.

Section 5 - Suggested Planning Conditions

Anglian Water would therefore recommend the following planning condition if the Local Planning Authority is mindful to grant planning approval.

Used Water Sewerage Network (Section 3)

We have no objection subject to the following condition: Condition Prior to the construction above damp proof course, a scheme for on-site foul water drainage works, including connection point and discharge rate, shall be submitted to and approved in writing by the Local Planning Authority. Prior to the occupation of any phase, the foul water drainage works relating to that phase must have been carried out in complete accordance with the approved scheme. Reason To prevent environmental and amenity problems arising from flooding

FOR THE ATTENTION OF THE APPLICANT - if Section 3 or Section 4 condition has been recommended above, please see below information:

Next steps

Desktop analysis has suggested that the proposed development will lead to an unacceptable risk of flooding downstream. We therefore highly recommend that you engage with Anglian Water at your earliest convenience to develop in consultation with us a feasible drainage strategy.

If you have not done so already, we recommend that you submit a Pre-planning enquiry with our Pre-Development team. This can be completed online at our website <http://www.anglianwater.co.uk/developers/pre-development.aspx>

Once submitted, we will work with you in developing a feasible mitigation solution.

If a foul or surface water condition is applied by the Local Planning Authority to the Decision Notice, we will require a copy of the following information prior to recommending discharging the condition:

Foul water:

- Feasible drainage strategy agreed with Anglian Water detailing the discharge solution including:
 - Development size
 - Proposed discharge rate (Should you require a pumped connection, please note that our minimum pumped discharge rate is 3.8l/s)
 - Connecting manhole discharge location (No connections can be made into a public rising main)
- Notification of intention to connect to the public sewer under S106 of the Water Industry Act (More information can be found on our website)
- Feasible mitigation strategy in agreement with Anglian Water (if required)

From: BMSDC Planning Area Team Blue <planningblue@baberghmidsuffolk.gov.uk>
Sent: 25 Apr 2022 10:41:22
To:
Cc:
Subject: FW: MSDC Planning Consultation Request - DC/21/06605 - FUL
Attachments:

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

From: Planning Department <Planning@wlma.org.uk>
Sent: 25 April 2022 10:02
To: BMSDC Planning Area Team Blue <planningblue@baberghmidsuffolk.gov.uk>
Subject: RE: MSDC Planning Consultation Request - DC/21/06605 - FUL

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Our Ref: 21_05822_P

Good morning,

Thank you for your consultation regarding DC/21/06605. After reviewing the application, the East Suffolk Internal Drainage Board has no further comments to make and our letter (dated 04/01/2022) still stands.

Kind regards,

Ellen

Ellen Moore, BSc (Hons)
Sustainable Development Officer
Water Management Alliance
dd: 01553 819622 | ellen.moore@wlma.org.uk

Registered office: Kettlewell House, Austin Fields Industrial Estate, King's Lynn, Norfolk, PE30 1PH
t: 01553 819600 | e: info@wlma.org.uk | www.wlma.org.uk

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

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With our commitment to ISO 14001, please consider the environment before printing this e-mail.

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

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

Sent: 20 April 2022 10:52

To: Planning Department <Planning@wlma.org.uk>

Subject: MSDC Planning Consultation Request - DC/21/06605 - FUL

Please find attached planning consultation request letter relating to planning application - DC/21/06605 - Land To The Rear Of Ceva Logistics, Norwich Road, Mendlesham (In The Parish Of, Wetheringsett Cum Brockford) IP14 5NA

Kind Regards

Planning Support Team

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Our Ref: 21_05822_P
Your Ref: DC/21/06605

04/01/2022

Dear Sir/Madam

RE: Planning Application - Erection of three warehouse units and external storage area (use class B8), new access from Norwich Road, parking, associated drainage and landscaping at Land to the Rear of Ceva Logistics, Norwich Road, Mendlesham (in the Parish of Wetheringsett Cum Brockford), IP14 5NA

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) as well as the wider watershed catchment (https://www.wlma.org.uk/uploads/ESIDB_Watershed.pdf).

I note that the applicant intends to discharge surface water to a watercourse within the watershed catchment of the Board's IDD. We request that this discharge is facilitated 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 Board's involvement in the planning process please see our [Planning and Byelaw Strategy](#), available online.

Kind Regards,

Ellen

Ellen Moore
Sustainable Development Officer
Water Management Alliance



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





Developments Affecting Trunk Roads and Special Roads

Highways England Planning Response (HEPR 16-01)

Formal Recommendation to an Application for Planning Permission

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

To: Babergh Mid Suffolk Council

CC: transportplanning@dft.gsi.gov.uk
growthandplanning@highwaysengland.co.uk

Council's Reference: DC/21/06605

Location Land To The Rear Of Ceva Logistics, Norwich Road, Mendlesham IP14 5NA

Proposal Planning Application. Erection of three warehouse units and external storage area (use class B8), new access from Norwich Road, parking, associated drainage and landscaping


Referring to the planning application referenced above, dated 14 December 2021 , Notice is hereby given that Highways England's formal recommendation is that we:

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

Highways Act Section 175B is / is not relevant to this application.¹

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

Should you disagree with this recommendation you should consult the Secretary of State for Transport, as per the Town and Country Planning (Development Affecting Trunk Roads) Direction 2018, via transportplanning@dft.gsi.gov.uk.

Signature: 	Date: 15 December 2021
Name: Mark Norman	Position: Spatial Planning Manager
Highways England: Woodlands, Manton Lane Bedford MK41 7LW	
Mark.norman@highwaysengland.co.uk	

¹ Where relevant, further information will be provided within Annex A.

Annex A Highways England recommended further assessment required

HIGHWAYS ENGLAND has been appointed by the Secretary of State for Transport as 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.

This response represents our formal recommendations with regard DC/21/06605 and has been prepared by Mark Norman

Given the nature and location of this proposal it is unlikely to have a severe impact upon the Strategic Road Network.. Therefore we have no objection



Historic England

Mr Alex Scott
Babergh Mid Suffolk District Council
Endeavour House
8 Russell Road
Ipswich
Suffolk
IP1 2BX

Direct Dial: 01223 582740

Our ref: **W:** P01449173

20 December 2021

Dear Mr Scott

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

**LAND TO THE REAR OF CEVA LOGISTICS, NORWICH ROAD, MENDLESHAM (IN
THE PARISH OF WETHERINGSETT CUM BROCKFORD) IP14 5NA
Application No. DC/21/06605**

Thank you for your letter of 10 December 2021 regarding the above application for planning permission. On the basis of the information available to date, we do not wish to offer any comments. We suggest that you seek the views of your specialist conservation and archaeological advisers, as relevant.

It is not necessary for us to be consulted on this application again, unless there are material changes to the proposals. However, if you would like detailed advice from us, please contact us to explain your request.

Yours sincerely

Sophie Cattier

Assistant Inspector of Historic Buildings and Areas
E-mail: sophie.cattier@HistoricEngland.org.uk



24 BROOKLANDS AVENUE, CAMBRIDGE, CB2 8BU

Telephone 01223 582749
HistoricEngland.org.uk



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

Sent: 13 Dec 2021 03:58:09

To:

Cc:

Subject: FW: MSDC Planning Consultation Request - DC/21/06605 [SG32541]

Attachments:

From: NATS Safeguarding <NATSSafeguarding@nats.co.uk>

Sent: 13 December 2021 15:08

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

Subject: RE: MSDC Planning Consultation Request - DC/21/06605 [SG32541]



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Our Ref: SG32541

Dear Sir/Madam

The proposed development has been examined from a technical safeguarding aspect and does not conflict with our safeguarding criteria. Accordingly, NATS (En Route) Public Limited Company ("NERL") has no safeguarding objection to the proposal.

However, please be aware that this response applies specifically to the above consultation and only reflects the position of NATS (that is responsible for the management of en route air traffic) based on the information supplied at the time of this application. This letter does not provide any indication of the position of any other party, whether they be an airport, airspace user or otherwise. It remains your responsibility to ensure that all the appropriate consultees are properly consulted.

If any changes are proposed to the information supplied to NATS in regard to this application which become the basis of a revised, amended or further application for approval, then as a statutory consultee NERL requires that it be further consulted on any such changes prior to any planning permission or any consent being granted.

Yours faithfully

NATS

NATS Safeguarding

E: natssafeguarding@nats.co.uk

4000 Parkway, Whiteley,
Fareham, Hants PO15 7FL
www.nats.co.uk



Date: 15 December 2021
Our ref: 377721
Your ref: DC/21/06605



planningblue@babberghmidsuffolk.gov.uk

BY EMAIL ONLY

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

T 0300 060 3900

Dear Sir/Madam,

Planning consultation: Planning Application. Erection of three warehouse units and external storage area(use class B8), new access from Norwich Road, parking, associated drainage and landscaping

Location: Land To The Rear Of Ceva Logistics, Norwich Road, Mendlesham (In The Parish Of, Wetheringsett Cum Brockford) IP14 5NA

Thank you for your consultation on the above dated 10 December 2021 which was received by Natural England on 10 December 2021

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

SUMMARY OF NATURAL ENGLAND'S ADVICE

NO OBJECTION

Based on the plans submitted, Natural England considers that the proposed development will not have significant adverse impacts on statutorily protected nature conservation sites or landscapes.

Natural England's generic advice on other natural environment issues is set out at Annex A.

Sites of Special Scientific Interest

Based on the plans submitted, Natural England considers that the proposed development will not have likely significant effects on statutorily protected sites and has no objection to the proposed development.

Sites of Special Scientific Interest Impact Risk Zones

The Town and Country Planning (Development Management Procedure) (England) Order 2015 requires local planning authorities to consult Natural England on "Development in or likely to affect a Site of Special Scientific Interest" (Schedule 4, w). Our SSSI Impact Risk Zones are a GIS dataset designed to be used during the planning application validation process to help local planning authorities decide when to consult Natural England on developments likely to affect a SSSI. The dataset and user guidance can be accessed from the data.gov.uk website

Further general advice on the consideration of protected species and other natural environment issues is provided at Annex A.

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

For any queries regarding this letter, for new consultations, or to provide further information on this consultation please send your correspondences to consultations@naturalengland.org.uk.

Yours faithfully

Luke Turnbull
Consultations Team

Annex A – Additional advice

Natural England offers the following additional advice:

Landscape

Paragraph 174 of the [National Planning Policy Framework](#) (NPPF) highlights the need to protect and enhance valued landscapes through the planning system. This application may present opportunities to protect and enhance locally valued landscapes, including any local landscape designations. You may want to consider whether any local landscape features or characteristics (such as ponds, woodland, or dry-stone walls) could be incorporated into the development to respond to and enhance local landscape character and distinctiveness, in line with any local landscape character assessments. Where the impacts of development are likely to be significant, a Landscape & Visual Impact Assessment should be provided with the proposal to inform decision making. We refer you to the [Landscape Institute](#) Guidelines for Landscape and Visual Impact Assessment for further guidance.

Best and most versatile agricultural land and soils

Local planning authorities are responsible for ensuring that they have sufficient detailed agricultural land classification (ALC) information to apply NPPF policies (Paragraphs 174 and 175). This is the case regardless of whether the proposed development is sufficiently large to consult Natural England. Further information is contained in [GOV.UK guidance](#). Agricultural Land Classification information is available on the [Magic](#) website on the [Data.Gov.uk](#) website. If you consider the proposal has significant implications for further loss of 'best and most versatile' agricultural land, we would be pleased to discuss the matter further.

Guidance on soil protection is available in the Defra [Construction Code of Practice for the Sustainable Use of Soils on Construction Sites](#), and we recommend its use in the design and construction of development, including any planning conditions. Should the development proceed, we advise that the developer uses an appropriately experienced soil specialist to advise on, and supervise soil handling, including identifying when soils are dry enough to be handled and how to make the best use of soils on site.

Protected Species

Natural England has produced [standing advice](#)¹ to help planning authorities understand the impact of particular developments on protected species. We advise you to refer to this advice. Natural England will only provide bespoke advice on protected species where they form part of a Site of Special Scientific Interest or in exceptional circumstances.

Local sites and priority habitats and species

You should consider the impacts of the proposed development on any local wildlife or geodiversity sites, in line with paragraphs 175 and 179 of the NPPF and any relevant development plan policy. There may also be opportunities to enhance local sites and improve their connectivity. Natural England does not hold locally specific information on local sites and recommends further information is obtained from appropriate bodies such as the local records centre, wildlife trust, geoconservation groups or recording societies.

Priority habitats and Species are of particular importance for nature conservation and included in the England Biodiversity List published under section 41 of the Natural Environment and Rural Communities Act 2006. Most priority habitats will be mapped either as Sites of Special Scientific Interest, on the Magic website or as Local Wildlife Sites. List of priority habitats and species can be found [here](#)². Natural England does not routinely hold species data, such data should be collected when impacts on priority habitats or species are considered likely. Consideration should also be given to the potential environmental value of brownfield sites, often found in urban areas and former industrial land, further information including links to the open mosaic habitats inventory can be found [here](#).

¹ <https://www.gov.uk/protected-species-and-sites-how-to-review-planning-proposals>

² <http://webarchive.nationalarchives.gov.uk/20140711133551/http://www.naturalengland.org.uk/ourwork/conservation/biodiversity/protectandmanage/habsandspeciesimportance.aspx>

Ancient woodland, ancient and veteran trees

You should consider any impacts on ancient woodland and ancient and veteran trees in line with paragraph 180 of the NPPF. Natural England maintains the Ancient Woodland [Inventory](#) which can help identify ancient woodland. Natural England and the Forestry Commission have produced [standing advice](#) for planning authorities in relation to ancient woodland and ancient and veteran trees. It should be taken into account by planning authorities when determining relevant planning applications. Natural England will only provide bespoke advice on ancient woodland, ancient and veteran trees where they form part of a Site of Special Scientific Interest or in exceptional circumstances.

Environmental gains

Development should provide net gains for biodiversity in line with the NPPF paragraphs 174(d), 179 and 180. Development also provides opportunities to secure wider environmental gains, as outlined in the NPPF (paragraphs 8, 73, 104, 120, 174, 175 and 180). We advise you to follow the mitigation hierarchy as set out in paragraph 180 of the NPPF and firstly consider what existing environmental features on and around the site can be retained or enhanced or what new features could be incorporated into the development proposal. Where onsite measures are not possible, you should consider off site measures. Opportunities for enhancement might include:

- Providing a new footpath through the new development to link into existing rights of way.
- Restoring a neglected hedgerow.
- Creating a new pond as an attractive feature on the site.
- Planting trees characteristic to the local area to make a positive contribution to the local landscape.
- Using native plants in landscaping schemes for better nectar and seed sources for bees and birds.
- Incorporating swift boxes or bat boxes into the design of new buildings.
- Designing lighting to encourage wildlife.
- Adding a green roof to new buildings.

Natural England's [Biodiversity Metric 3.0](#) may be used to calculate biodiversity losses and gains for terrestrial and intertidal habitats and can be used to inform any development project. For small development sites the [Small Sites Metric](#) may be used. This is a simplified version of [Biodiversity Metric 3.0](#) and is designed for use where certain criteria are met. It is available as a beta test version.

You could also consider how the proposed development can contribute to the wider environment and help implement elements of any Landscape, Green Infrastructure or Biodiversity Strategy in place in your area. For example:

- Links to existing greenspace and/or opportunities to enhance and improve access.
- Identifying opportunities for new greenspace and managing existing (and new) public spaces to be more wildlife friendly (e.g. by sowing wild flower strips)
- Planting additional street trees.
- Identifying any improvements to the existing public right of way network or using the opportunity of new development to extend the network to create missing links.
- Restoring neglected environmental features (e.g. coppicing a prominent hedge that is in poor condition or clearing away an eyesore).

Natural England's [Environmental Benefits from Nature tool](#) may be used to identify opportunities to enhance wider benefits from nature and to avoid and minimise any negative impacts. It is designed to work alongside [Biodiversity Metric 3.0](#) and is available as a beta test version.

Access and Recreation

Natural England encourages any proposal to incorporate measures to help improve people's access to the natural environment. Measures such as reinstating existing footpaths together with the creation of new footpaths and bridleways should be considered. Links to other green networks and, where appropriate, urban fringe areas should also be explored to help promote the creation of wider green infrastructure. Relevant aspects of local authority green infrastructure strategies should be delivered where appropriate.

Rights of Way, Access land, Coastal access and National Trails

Paragraphs 100 and 174 of the NPPF highlight the important of public rights of way and access. Development should consider potential impacts on access land, common land, rights of way and coastal access routes in the vicinity of the development. Consideration should also be given to the potential impacts on the any nearby National Trails. The National Trails website www.nationaltrail.co.uk provides information including contact details for the National Trail Officer. Appropriate mitigation measures should be incorporated for any adverse impacts.

Biodiversity duty

Your authority has a [duty](#) to have regard to conserving biodiversity as part of your decision making. Conserving biodiversity can also include restoration or enhancement to a population or habitat. Further information is available [here](#).

Your Ref: DC/21/06605
Our Ref: SCC/CON/3033/22
Date: 11 August 2022
Highways Enquiries to: Highways.DevelopmentControl@suffolk.gov.uk



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

Email: planning@babberghmidsuffolk.gov.uk

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

For the attention of: Alex Scott

Dear Alex

TOWN AND COUNTRY PLANNING ACT 1990 CONSULTATION RETURN: DC/21/06605

PROPOSAL: Planning Application - Erection of three warehouse units and external storage area (use class B8), new access from Norwich Road, parking, associated drainage and landscaping

LOCATION: Land To The Rear Of Ceva Logistics, Norwich Road, Mendlesham (In The Parish Of, Wetheringsett Cum Brockford) IP14 5NA

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

The recently submitted documents do not change the position of the Highway Authority and subsequently the recommended planning conditions in our response dated 17/12/21 (ref: SCC/CON/5591/21) still apply.

The additional access plan 1909015-SK-03 B is noted and this is generally acceptable but it should be noted that we only accept kerb drainage in exceptional circumstances (where all other methods of drainage are not feasible). We are satisfied that this matter can be agreed during Section 278 Agreement technical approval.

Yours sincerely,

Ben Chester
Senior Transport Planning Engineer
Growth, Highways and Infrastructure

Your Ref: DC/21/06605
Our Ref: SCC/CON/5591/21
Date: 17 December 2021
Highways Enquiries to: Highways.DevelopmentControl@suffolk.gov.uk



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

Email: planning@babberghmidsuffolk.gov.uk

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

For the attention of: Alex Scott - MSDC

Dear Alex

TOWN AND COUNTRY PLANNING ACT 1990 CONSULTATION RETURN: DC/21/06605

PROPOSAL: Planning Application. Erection of three warehouse units and external storage area (use class B8), new access from Norwich Road, parking, associated drainage and landscaping

LOCATION: Land To The Rear Of Ceva Logistics, Norwich Road, Mendlesham (In The Parish Of, Wetheringsett Cum Brockford) IP14 5NA

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

Whilst the proposal is acceptable with regard to traffic impact, access and vehicle parking provision, this location is not considered sustainable and subsequently, it is very likely that employees would be solely reliant on motor vehicles to access the site.

Therefore, we have recommended a planning condition for the provision of a shuttle bus service (as alluded to in the submitted Transport Assessment).

Recommended Conditions:

Condition: Prior to first use of the development, details and route of a shuttle bus service for employees as identified in Transport assessment v1.3 (dated November 2021) shall be submitted to the Local Planning Authority in consultation with the Highway Authority. The shuttle bus service shall begin operation no later than 6 months after first use, unless agreed in writing by the Local Planning Authority.

Reason: In the interests of sustainable development as set out in the NPPF.

Condition: No other part of the development hereby permitted shall be occupied until the new access junction and highway improvements have been laid out and completed in accordance with drawing no. 1909015-01 Rev B. Thereafter it shall be retained in its approved form.

Reason: To ensure the access is laid out and completed to an acceptable design in the interests of the safety of persons using the access and users of the highway.

Condition: Before the development is commenced, details of the access roads and footpaths, (including layout, levels, gradients, surfacing, lighting, traffic calming and means of surface water drainage), shall be submitted to and approved in writing by the Local Planning Authority.

Reason: In the interests of highway safety to ensure that roads/footways are constructed to an acceptable standard.

Condition: The areas to be provided for the storage and presentation for collection/emptying of refuse and recycling bins as shown on Drawing No. FD11 shall be provided in their entirety before the development is brought into use and shall be retained thereafter for no other purpose.

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

Condition: The use shall not commence until the area(s) within the site shown on drawing no. FD11 for the purposes of loading, unloading, manoeuvring and parking of vehicles and secure cycle storage have been provided and thereafter the area(s) shall be retained, maintained and used for no other purposes.

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

Condition: Before any building is constructed above ground floor slab level details of electric vehicle charging infrastructure shall be submitted to and approved in writing by the Local Planning Authority. The approved scheme shall be carried out in its entirety before the development is brought into use and shall be retained thereafter and used for no other purpose.

Reason: In accordance with Suffolk Guidance for Parking 2019.

Condition: Before the access is first used visibility splays shall be provided as shown on Drawing No. 1909015-02 Rev C with an X dimension of 4.5 metres and a Y dimension of 215 metres [tangential to the nearside edge of the carriageway] and thereafter retained in the specified form. Notwithstanding the provisions of Part 2 Class A of the Town & Country Planning (General Permitted Development) Order 2015 (or any Order revoking and re-enacting that Order with or without modification) no obstruction to visibility shall be erected, constructed, planted or permitted to grow over 0.6 metres high within the areas of the visibility splays.

Reason: To ensure drivers of vehicles entering the highway have sufficient visibility to manoeuvre safely including giving way to approaching users of the highway without them having to take avoiding action and to ensure drivers of vehicles on the public highway have sufficient warning of a vehicle emerging in order to take avoiding action, if necessary.

Notes:

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

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

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

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

SCC Travel Plan Team comments:

Thank you for consulting me about the proposed commercial development at Land to the Rear of Ceva Logistics in Mendlesham. On reviewing the planning documents submitted, I have no comment to make, as a Travel Plan is unlikely to be effective due to the rural location of this development.

SCC PROW Team comments:

Comments from our Public Rights of Way team will be provided within a separate response.

Yours sincerely,

Ben Chester
Senior Transport Planning Engineer
Growth, Highways and Infrastructure

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

Sent: 20 Dec 2021 10:57:13

To:

Cc:

Subject: FW: MSDC Planning Consultation Request - DC/21/06605

Attachments: ufm4_Standard_Consultation.pdf

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

Sent: 17 December 2021 16:37

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

Cc: GHI PROW Planning <PROWplanning@suffolk.gov.uk>; Sharon Berry (MSDC) <Sharon.Berry@baberghmidsuffolk.gov.uk>; Ben Chester <Ben.Chester@suffolk.gov.uk>; Claire Dickson <Claire.Dickson@suffolk.gov.uk>

Subject: RE: MSDC Planning Consultation Request - DC/21/06605

PUBLIC RIGHTS OF WAY AND ACCESS RESPONSE

REF: DC/21/06605

Thank you for your consultation concerning the above application.

The proposed site does contain a public right of way (PROW): Wetheringsett-cum-Brockford Public Footpath 37. The Definitive Map for Wetheringsett-cum-Brockford can be seen at <https://www.suffolk.gov.uk/assets/Roads-and-transport/public-rights-of-way/Wetheringsett-cum-Brockford.pdf> but a more detailed plot of public rights of way must be requested by the Applicant to accurately plot PROW on relevant plans. Please contact DefinitiveMaps@suffolk.gov.uk for more information. Note, there is a fee for this service.

We accept this proposal subject to the following:

- **The design and access statement acknowledges the presence of Wetheringsett-cum-Brockford Public Footpath 37 in 6.40 (pg. 18) and in Appendix C stating:**
 - **Public footpath No 37 that runs north-south along, and within, the eastern boundary of the existing CEVA site (See Appendix C). It appears that the footpath was never diverted despite the requirement to divert as part of the erection of the existing CEVA buildings and perimeter bund, which now lie across its path. Part of the designated line of the public footpath runs through the north-west corner of the site (under buildings). The site inspection carried out as part of the visual assessment found no evidence that the land immediately to the east of the eastern bund is actively being used as a substitute footpath. This application proposes a new route around the eastern side of the proposed buildings, as per the application (See proposed site plan FD11). A 3.5m wide corridor is proposed with a 1.5m wide footpath.**
- **To apply for permission for a PROW to be 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.**

Furthermore, we 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 as per point 4 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.

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 1.5 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 1.0 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 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/.

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

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

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

Sent: 14 December 2021 16:34

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

Subject: MSDC Planning Consultation Request - DC/21/06605

Please find attached planning consultation request letter relating to planning application - DC/21/06605 - Land To The Rear Of Ceva Logistics, Norwich Road, Mendlesham (In The Parish Of, Wetheringsett Cum Brockford) IP14 5NA

Kind Regards

Planning Support Team

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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 Yellow <planningyellow@baberghmidsuffolk.gov.uk>

Sent: 28 Jul 2022 01:36:56

To:

Cc:

Subject: FW: 2022-07-28 JS Reply Land To The Rear Of Ceva Logistics, Norwich Road, Mendlesham (In The Parish Of, Wetheringsett Cum Brockford) IP14 5NA Ref DC/21/06605

Attachments:

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

Sent: 28 July 2022 13:34

To: BMSDC Planning Area Team Yellow <planningyellow@baberghmidsuffolk.gov.uk>

Cc: Alex Scott <Alex.Scott@baberghmidsuffolk.gov.uk>

Subject: 2022-07-28 JS Reply Land To The Rear Of Ceva Logistics, Norwich Road, Mendlesham (In The Parish Of, Wetheringsett Cum Brockford) IP14 5NA Ref DC/21/06605

Dear Alex Scott,

Subject: Land To The Rear Of Ceva Logistics, Norwich Road, Mendlesham (In The Parish Of, Wetheringsett Cum Brockford) IP14 5NA Ref DC/21/06605 - FUL

Suffolk County Council, as Lead Local Flood Authority (LLFA), have reviewed application ref DC/21/06605

The following submitted documents have been reviewed and we recommend **approval** subject to conditions at this time

- Location Plan and Proposed Block Plan Ref FD10
- Proposed Site Plan Ref FD11
- Flood Risk Assessment and Surface Water Drainage Strategy Ref 6274_WYG_Mendlesham Rev 2
- Letter re Land Drainage dated 25/7/2022

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

1. The strategy for the disposal of surface water and the Flood Risk Assessment (FRA) (dated 26/10/2021, ref: 6274_WYG_Mendlesham Rev 2) shall be implemented as approved in writing by the local planning authority (LPA). The strategy shall thereafter be managed and maintained in accordance with the approved strategy.
2. Within 28 days of practical completion of the last dwelling or unit, surface water drainage verification report shall be submitted to the Local Planning Authority, detailing and verifying that the surface water drainage system has been inspected and has been built and functions in accordance with the approved designs and drawings. The report shall include details of all SuDS components and piped networks in an agreed form, for inclusion on the Lead Local Flood Authority's Flood Risk Asset Register.

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

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

3. No development shall commence until details of a Construction Surface Water Management Plan (CSWMP) detailing how surface water and storm water will be managed on the site during construction (including demolition and site clearance operations) is submitted to and agreed in writing by the LPA. The CSWMP shall be implemented and thereafter managed and maintained in accordance with the approved plan for the duration of construction. The approved CSWMP shall include:
Method statements, scaled and dimensioned plans and drawings detailing surface water management proposals to include:-
 - i. Temporary drainage systems

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

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

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

Informatives

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

Kind Regards

Jason Skilton
Flood & Water Engineer
Suffolk County Council
Growth, Highway & Infrastructure
Endeavour House, 8 Russell Rd, Ipswich , Suffolk IP1 2BX

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

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

Sent: 28 July 2022 11:55

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

Subject: MSDC Planning Re-consultation Request - DC/21/06605 - FUL

Please find attached planning re-consultation request letter relating to planning application - DC/21/06605 - Land To The Rear Of Ceva Logistics, Norwich Road, Mendlesham (In The Parish Of, Wetheringsett Cum Brockford) IP14 5NA

Kind Regards

Planning Support Team

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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 Yellow <planningyellow@babberghmidsuffolk.gov.uk>

Sent: 15 Jun 2022 12:07:36

To:

Cc:

Subject: FW: 2022-06-15 JS Reply Land To The Rear Of Ceva Logistics, Norwich Road, Mendlesham (In The Parish Of, Wetheringsett Cum Brockford) IP14 5NA Ref DC/21/06605 - FUL

Attachments:

-----Original Message----- From: GHI Floods Planning Sent: 15 June 2022 09:49 To: BMSDC Planning Area Team Yellow Cc: Alex Scott Subject: 2022-06-15 JS Reply Land To The Rear Of Ceva Logistics, Norwich Road, Mendlesham (In The Parish Of, Wetheringsett Cum Brockford) IP14 5NA Ref DC/21/06605 - FUL Dear Alex Scott, Subject: Land To The Rear Of Ceva Logistics, Norwich Road, Mendlesham (In The Parish Of, Wetheringsett Cum Brockford) IP14 5NA Ref DC/21/06605 - FUL See the LLFA previous consultation reply. Kind Regards Jason Skilton Flood & Water Engineer Suffolk County Council Growth, Highway & Infrastructure Endeavour House, 8 Russell Rd, Ipswich , Suffolk IP1 2BX

From: BMSDC Planning Area Team Yellow <planningyellow@babberghmidsuffolk.gov.uk>

Sent: 17 May 2022 02:45:02

To:

Cc:

Subject: FW: 2022-05-17 JS Reply Land To The Rear Of Ceva Logistics, Norwich Rd, Mendlesham (In The Parish Of, Wetheringsett Cum Brockford) IP14 5NA Ref DC/21/06605 - FUL

Attachments:

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

Sent: 17 May 2022 13:26

To: BMSDC Planning Area Team Yellow <planningyellow@babberghmidsuffolk.gov.uk>

Cc: Alex Scott <Alex.Scott@babberghmidsuffolk.gov.uk>

Subject: 2022-05-17 JS Reply Land To The Rear Of Ceva Logistics, Norwich Rd, Mendlesham (In The Parish Of, Wetheringsett Cum Brockford) IP14 5NA Ref DC/21/06605 - FUL

Dear Alex Scott,

Subject: Land To The Rear Of Ceva Logistics, Norwich Road, Wetheringsett Cum Brockford IP14 5NA Ref DC/21/06605

Suffolk County Council, as Lead Local Flood Authority (LLFA), have reviewed application ref DC/21/06605

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

- Location Plan and Proposed Block Plan Ref FD10
- Proposed Site Plan Ref FD11
- Flood Risk Assessment and Surface Water Drainage Strategy Ref 6274_WYG_Mendlesham Rev 2

A holding objection is necessary because there is no certainty that the applicant has the right of has acquired the rights to discharge surface water into the watercourse in perpetuity.

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 points below detail the action required to overcome our current objection:-

1. Demonstrate that the applicant has the right or has acquire the right to discharge surface water into the watercourse in perpetuity

Kind Regards

Jason Skilton
Flood & Water Engineer
Suffolk County Council
Growth, Highway & Infrastructure
Endeavour House, 8 Russell Rd, Ipswich , Suffolk IP1 2BX

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

From: planningyellow@babberghmidsuffolk.gov.uk <planningyellow@babberghmidsuffolk.gov.uk>

Sent: 10 May 2022 14:14

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

Subject: MSDC Planning Re-consultation Request - DC/21/06605 - FUL

Please find attached planning re-consultation request letter relating to planning application - DC/21/06605 - Land To The Rear Of Ceva Logistics, Norwich Road, Mendlesham (In The Parish Of, Wetheringsett Cum Brockford) IP14 5NA

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 Yellow <planningyellow@babberghmidsuffolk.gov.uk>

Sent: 03 May 2022 09:07:42

To:

Cc:

Subject: FW: 2022-05-03 JS Reply Land To The Rear Of Ceva Logistics, Norwich Road, Wetheringsett Cum Brockford IP14 5NA Ref DC/21/06605 - FUL

Attachments:

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

Sent: 03 May 2022 08:17

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

Cc: Alex Scott <Alex.Scott@babberghmidsuffolk.gov.uk>

Subject: 2022-05-03 JS Reply Land To The Rear Of Ceva Logistics, Norwich Road, Wetheringsett Cum Brockford IP14 5NA Ref DC/21/06605 - FUL

Dear Alex Scott,

Subject: Land To The Rear Of Ceva Logistics, Norwich Road, Wetheringsett Cum Brockford IP14 5NA Ref DC/21/06605

Suffolk County Council, as Lead Local Flood Authority (LLFA), have reviewed application ref DC/21/06605

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

- Location Plan and Proposed Block Plan Ref FD10
- Proposed Site Plan Ref FD11
- Flood Risk Assessment and Surface Water Drainage Strategy Ref 6274_WYG_Mendlesham Rev 2

A holding objection is necessary because the submitted assessment of flood risk is not valid, as all flood risk types have not been evaluated. There is also no certainty that the applicant has the right of has acquired the rights to discharge surface water into the watercourse in perpetuity.

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 points below detail the action required to overcome our current objection:-

1. The FRA needs to evaluate all types of flood risk, river/sea, surface water, foul water, ground water & **reservoir**.
2. Demonstrate that the applicant has the right or has acquire the right to discharge surface water into the watercourse in perpetuity

Kind Regards

Jason Skilton

Flood & Water Engineer

Suffolk County Council

Growth, Highway & Infrastructure

Endeavour House, 8 Russell Rd, Ipswich , Suffolk IP1 2BX

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

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

Sent: 20 April 2022 10:52

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

Subject: MSDC Planning Re-consultation Request - DC/21/06605 - FUL

Please find attached planning re-consultation request letter relating to planning application - DC/21/06605 - Land To The Rear Of Ceva Logistics, Norwich Road, Mendlesham (In The Parish Of, Wetheringsett Cum Brockford) IP14 5NA

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.

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

Sent: 14 Dec 2021 02:47:47

To:

Cc:

Subject: FW: 2021-12-14 JS reply Land To The Rear Of Ceva Logistics, Norwich Road, Wetheringsett Cum Brockford IP14 5NA Ref DC/21/06605

Attachments:

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

Sent: 14 December 2021 11:25

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

Cc: Alex Scott <Alex.Scott@baberghmidsuffolk.gov.uk>

Subject: 2021-12-14 JS reply Land To The Rear Of Ceva Logistics, Norwich Road, Wetheringsett Cum Brockford IP14 5NA Ref DC/21/06605

Dear Alex Scott,

Subject: Land To The Rear Of Ceva Logistics, Norwich Road, Wetheringsett Cum Brockford IP14 5NA Ref DC/21/06605

Suffolk County Council, as Lead Local Flood Authority (LLFA), have reviewed application ref DC/21/06605

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

- Location Plan and Proposed Block Plan Ref FD10
- Proposed Site Plan Ref FD11
- Surface Water Drainage Strategy Ref 4887_FRA_SWDS
- Surface Water Drainage Strategy Ref 6274_WYG_Mendlesham

A holding objection is necessary because the submitted assessment of flood risk is not valid and there are few documents omitted from the surface water drainage strategy that need to be provided.

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 points below detail the action required to overcome our current objection:-

1. Submit one flood risk assessment and one surface water drainage strategy (two documents have been submitted, one date 2019 & one 2021).
2. The FRA needs to evaluate all types of flood risk, river/sea, surface water, foul water, ground water & reservoir.
3. Submit a surface water drainage strategy utilising above ground open SuDS for collection, conveyance, storage and discharge incorporating the four SuDS pillars (quantity, quality, amenity and biodiversity) unless there is clear evidence that this is not appropriate.
4. The proposed strategy does not meet the Ciria Pollution indices, additional treatment stages are required.
5. Demonstrate that the government guidance for business and pollution has been met with the surface water drainage strategy.
 - a. [Pollution prevention for businesses - GOV.UK \(www.gov.uk\)](https://www.gov.uk/government/guidance/pollution-prevention-for-businesses)
6. Cross sections of SuDS features are required to be submitted, depicting side slopes, 1.5m width wet/dry benches every 0.6m depth of water, freeboard 300-500mm, 3m width maintenance strip and water depths 1:2, 1:30 and 1:100+CC. Depths shall ideally not exceed 1.2m.
7. Ensure the following documents have been submitted

Document Submitted	Document Description	Full
--------------------	----------------------	------

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"> • Existing drainage (inc adjacent roads) • Impermeable Area (Pre and Post Development) • Proposed SuDS • Hydraulic Calculations (see below) • Treatment Design (i.e. interception, pollution indices) • Adoption/Maintenance Details • Exceedance Paths 	✓
Contour Plan	Assessment of topography/flow paths/blue corridors	✓
Impermeable Areas Plan	Plan to illustrate new impervious surfaces	✓
Evidence of any third party agreements to discharge to their system (i.e. Anglian Water agreement or adjacent landowner)	Evidence of any permissions or permits being obtained.	✓
Detailed Development Layout and SuDS Provision Plan (including landscaping details)	Dimensioned plans showing the detailed development layout including SuDS components, open spaces and exceedance corridors.	✓
Full SI Report	Detailed assessment of ground conditions – leading on from initial testing <ul style="list-style-type: none"> • Widespread coverage of trial pits to BRE 365 • Contamination/Pollution check • Groundwater Monitoring 	✓
Detailed Drainage Scheme Plan	Dimensioned plan showing main aspects of the drainage infrastructure. Plans should ref:- <ul style="list-style-type: none"> • SuDS details (size/volume) • Pipe Numbers/Sizes/Levels • Outfall & Permitted Discharge (if applicable) 	✓
Detailed SuDS Drawings (Open SuDS)	Dimensioned plans of proposed SuDS components i.e. scaled cross sections/long sections	✓
Full hydraulic calculations (MicroDrainage “Network” output)	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)	✓
Discharge Agreements	Evidence of any permissions or permits being obtained.	✓
Health and Safety Risk Assessment	Where deep open SuDS (water level >0.5m) are proposed a H&S file will be required.	✓

Note further details maybe required

Kind Regards

Jason Skilton
Flood & Water Engineer
Suffolk County Council
Growth, Highway & Infrastructure
Endeavour House, 8 Russell Rd, Ipswich , Suffolk IP1 2BX

****Note I am remote working for the time being****

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

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

Your Ref:
Our Ref: FS/F221090
Enquiries to: Water Officer
Direct Line: 01473 260588
E-mail: Fire.BusinessSupport@suffolk.gov.uk
Web Address: <http://www.suffolk.gov.uk>

Date: 15/12/2021

Dear Sir

LAND REAR OF CEVA LOGISTICS, NORWICH RD, MENDLESHAM, IP14 5ND
Planning Application No: DC/21/06605/FUL
A CONDITION IS REQUIRED FOR FIRE HYDRANTS
(see our required conditions)

I refer to the above application.

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

Access and Fire Fighting Facilities

Access to buildings for fire appliances and firefighters must meet with the requirements specified in Building Regulations Approved Document B, (Fire Safety), 2019 Edition, Volume 1 - Part B5, Section 11 dwelling houses, and, similarly, Volume 2, Part B5, Sections 16 and 17 in the case of buildings other than dwelling houses. These requirements may be satisfied with other equivalent standards relating to access for fire fighting, in which case those standards should be quoted in correspondence.

Suffolk Fire and Rescue Service also requires a minimum carrying capacity for hard standing for pumping/high reach appliances of 15/26 tonnes, not 12.5 tonnes as detailed in the Building Regulations 2000 Approved Document B, 2019 Edition.

Water Supplies

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

/continued

OFFICIAL

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

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

Sprinklers Advised

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

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

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

Yours faithfully

Water Officer

Suffolk Fire and Rescue Service

Enc: Hydrant requirement letter

Copy: andy.wells@tetrattech.com

Enc: Sprinkler information

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

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

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

Date: 15 December 2021

Planning Ref: DC/21/06605/FUL

Dear Sirs

**RE: PROVISION OF WATER FOR FIRE FIGHTING
ADDRESS:
DESCRIPTION:
HYDRANTS REQUIRED**

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

If the Fire Authority is not consulted at the planning stage, or consulted and the conditions not applied, the Fire Authority will require that fire hydrants be installed retrospectively by the developer if the Planning Authority has not submitted a reason for the non-implementation of the required condition in the first instance.

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

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

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

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

Continued/

OFFICIAL

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

Yours faithfully

Water Officer

Suffolk Fire and Rescue Service

OFFICIAL

Created: September 2015

Enquiries to: Fire Business Support Team
Tel: 01473 260588
Email: Fire.BusinessSupport@suffolk.gov.uk



Dear Sir/Madam

Suffolk Fire and Rescue Service – Automatic Fire Sprinklers in your Building Development

We understand from local Council planning you are considering undertaking building work.

The purpose of this letter is to encourage you to consider the benefits of installing automatic fire sprinklers in your house or commercial premises.

In the event of a fire in your premises an automatic fire sprinkler system is proven to save lives, help you to recover from the effects of a fire sooner and help get businesses back on their feet faster.

Many different features can be included within building design to enhance safety and security and promote business continuity. Too often consideration to incorporate such features is too late to for them to be easily incorporated into building work.

Dispelling the Myths of Automatic Fire Sprinklers

- Automatic fire sprinklers are relatively inexpensive to install, accounting for approximately 1-3% of the cost of a new build.
- Fire sprinkler heads will only operate in the vicinity of a fire, they do not all operate at once.
- An automatic fire sprinkler head discharges between 40-60 litres of water per minute and will cause considerably less water damage than would be necessary for Firefighters tackling a fully developed fire.
- Statistics show that the likelihood of automatic fire sprinklers activating accidentally is negligible – they operate differently to smoke alarms.

Promoting the Benefits of Automatic Fire Sprinklers

- They detect a fire in its incipient stage – this will potentially save lives in your premises.
- Sprinklers will control if not extinguish a fire reducing building damage.
- Automatic sprinklers protect the environment; reducing water damage and airborne pollution from smoke and toxic fumes.
- They potentially allow design freedoms in building plans, such as increased compartment size and travel distances.
- They may reduce insurance premiums.
- Automatic fire sprinklers enhance Firefighter safety.

OFFICIAL

- Domestic sprinkler heads are recessed into ceilings and pipe work concealed so you won't even know they're there.
- They support business continuity – insurers report 80% of businesses experiencing a fire will not recover.
- Properly installed and maintained automatic fire sprinklers can provide the safest of environments for you, your family or your employees.
- A desirable safety feature, they may enhance the value of your property and provide an additional sales feature.

The Next Step

Suffolk Fire and Rescue Service is working to make Suffolk a safer place to live. Part of this ambition is as champion for the increased installation of automatic fire sprinklers in commercial and domestic premises.

Any information you require to assist you to decide can be found on the following web pages:

Suffolk Fire and Rescue Service

<http://www.suffolk.gov.uk/emergency-and-rescue/>

Residential Sprinkler Association

<http://www.firesprinklers.info/>

British Automatic Fire Sprinkler Association

<http://www.bafsa.org.uk/>

Fire Protection Association

<http://www.thefpa.co.uk/>

Business Sprinkler Alliance

<http://www.business-sprinkler-alliance.org/>

I hope adopting automatic fire sprinklers in your build can help our aim of making 'Suffolk a safer place to live'.

Yours faithfully

Chief Fire Officer

Suffolk Fire and Rescue Service

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

Sent: 13 Dec 2021 12:19:42

To:

Cc:

Subject: FW: MSDC Planning Consultation Request - DC/21/06605

Attachments:

-----Original Message----- From: Planning Contributions Mailbox Sent: 10 December 2021 16:18 To: BMSDC Planning Area Team Blue Subject: RE: MSDC Planning Consultation Request - DC/21/06605 Good afternoon, There will be no response from Neil McManus as below threshold. Other SCC services may have their own responses directly to you if they were consulted separately. Regards Adrian Adrian Buxton Planning Obligations Support Officer Growth, Highways and Infrastructure Directorate Planning Section Suffolk County Council B1 F5 D108 Endeavour House 8 Russell Road Ipswich IP1 2BX 01473 264178

From: Chris Ward <Chris.Ward@suffolk.gov.uk>
Sent: 13 December 2021 16:01
To: Alex Scott <Alex.Scott@babberghmidsuffolk.gov.uk>
Cc: BMSDC Planning Area Team Blue <planningblue@babberghmidsuffolk.gov.uk>; Ben Chester <Ben.Chester@suffolk.gov.uk>
Subject: RE: MSDC Planning Consultation Request - DC/21/06605

Dear Alex,

Thank you for consulting me about the proposed commercial development at Land to the Rear of Ceva Logistics in Mendlesham. On reviewing the planning documents submitted, I have no comment to make, as a Travel Plan is unlikely to be effective due to the rural location of this development.

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 <planningblue@babberghmidsuffolk.gov.uk>
Sent: 10 December 2021 15:39
To: Chris Ward
Subject: MSDC Planning Consultation Request - DC/21/06605

Please find attached planning consultation request letter relating to planning application - DC/21/06605 - Land To The Rear Of Ceva Logistics, Norwich Road, Mendlesham (In The Parish Of, Wetheringsett Cum Brockford) IP14 5NA

Kind Regards

Planning Support Team

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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/21/06605

Application Summary

Application Number: DC/21/06605

Address: Land To The Rear Of Ceva Logistics Norwich Road Mendlesham (In The Parish Of Wetheringsett Cum Brockford) IP14 5NA

Proposal: Planning Application - Erection of three warehouse units and external storage area (use class B8), new access from Norwich Road, parking, associated drainage and landscaping

Case Officer: Alex Scott

Consultee Details

Name: Mr Thomas Pinner

Address: BMSDC, Endeavour House, Ipswich IP1 2BX

Email: Not Available

On Behalf Of: Heritage Team

Comments

Dear Alex,

DC/21/06605

11/01/2022

Under the Outline Planning Application 3519/13 for the erection of three B8 storage units on the site, the Heritage Officer found a negligible impact upon the setting of surrounding listed buildings, which included Read Hall (Grade II*) Moat House, Hoods, Mickfield Hall, Bloomfields, Park Hall Farmhouse and Town Farmhouse (all Grade II). The buildings now proposed would be somewhat taller than the indicative elevation shown at Outline Stage from 9m to 12m at the ridge approx. so their impact upon the setting of the various nearby listed buildings may be somewhat greater. The new buildings would likely not be particularly sympathetic additions where they may intrude into their settings, but I consider that the level of harm is still unlikely to be above a very low level of less than substantial, given the relative distances involved and scale of the buildings.

The harm could be mitigated to some extent subject to the external facing materials. In this regard, I would request some further detail on the proposed external cladding materials to confirm how they would appear for example, would they appear matt or have a shine to them, would they be coloured or left bare.

The harm could also be mitigated to some extent through vegetation screening on the north east and south east boundaries of the site. In this regard, I note that the Proposed Site Plan FD11 appears to show more tree planting on these boundaries than the plans provided at the end of the

Landscape Management Plan. I would request that the LPA seeks to ensure as much vegetation screening on these boundaries as feasible, and ensure the ongoing management of this screening as far as possible.

If the LPA are minded to approve this application, then I would request the following conditions:

- Manufacturers details of proposed external cladding materials, including finishes.
- Securing of planting scheme shown in proposed Site Plan, or as otherwise achievable, and suitable restrictions to ensure ongoing maintenance of screening, as appropriate.

Kind Regards,

Thomas Pinner BA(Hons), MA, MA
Heritage and Design Officer
Babergh and Mid Suffolk District Councils
M 07850 883264
T 01449 724819
E thomas.pinner@baberghmidsuffolk.gov.uk
E heritage@baberghmidsuffolk.gov.uk
W www.babergh.gov.uk www.midsuffolk.gov.uk

For our latest Coronavirus response please visit click the following link-
<https://www.midsuffolk.gov.uk/features/our-covid-19-response/>



09 August 2022

Alex Scott
Mid Suffolk District Council
Endeavour House
8 Russell Road
Ipswich IP1 2BX

By email only

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

Application: DC/21/06605
Location: Land To The Rear Of Ceva Logistics Norwich Road Mendlesham (In The Parish Of Wetheringsett Cum Brockford) IP14 5NA
Proposal: Planning Application - Erection of three warehouse units and external storage area (use class B8), new access from Norwich Road, parking, associated drainage and landscaping

Dear Alex,

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

No objection subject to securing ecological mitigation and enhancement measures

Summary

We have assessed the Ecological Appraisal (WYG Ltd, January 2020), the Protected Species Survey Report (Huckle Ecology Ltd, July 2020), the Invertebrate Survey (Adrian Knowles, September 2020), the Biodiversity Method Statement and Enhancement Strategy (Tera Tech Ltd, May 2022), submitted by the applicant, relating to the likely impacts of development on Designated Sites, Protected Species and Priority Species / Habitats.

Furthermore, we have reviewed the Landscape Strategy - LA.01 (Tera Tech Ltd, May 2022) and Landscape Management Plan (Tera Tech Ltd, May 2022), relating to the proposed landscape creation and aftercare measures for this development.

It is indicated that Place Services previously had a holding objection due to insufficient information on Priority Habitat, as the proposals would like result in a net loss of Open Mosaic Habitat on Previously Developed Land (OMHPDL) Priority habitat. As a result, Tera Tech Ltd completed a site assessment in April 2022, to address Place Services concerns regarding the impacts upon the Priority habitat. However, this site assessment determined that the OMHPDL had been cleared by a tenant farmer,



without instruction by the applicant. However, given that OMHPDL requires high levels of disturbance and open ground, it is agreed that this unscheduled clearance may possibly aid the creation of high quality OMHPDL Priority habitat in the long term.

Consequently, given that the baseline habitat conditions have significantly changed since the initial assessment, Place Services agreed that an alternative approach should be adopted to demonstrate sufficient compensation and enhancement of the OMHPDL, without the provision of any Defra Biodiversity Metric. This primarily included the creation of further OMHPDL along a strip of land between unit 2 and the external storage area, as well as the enhancement of the OMHPDL along a strip of land along the western boundary of the main site. As a result, with consideration of the proposed creation and aftercare measures of the OMHPDL within the Biodiversity Method Statement and Enhancement Strategy (Tera Tech Ltd, May 2022) and the Landscape Management Plan (Tera Tech Ltd, May 2022), we are satisfied that appropriate measures have now been demonstrated to conserve and enhance this Priority Habitat. This will allow the LPA to demonstrate compliance under s.40 of the NERC Act 2006 for this development.

Consequently, we are now satisfied that sufficient ecological information is available for determination of this application.

This provides certainty for the LPA of the likely impacts on designated sites, Protected and Priority species/habitats and, with appropriate mitigation measures secured, the development can be made acceptable.

Therefore, the mitigation measures identified in the Biodiversity Method Statement and Enhancement Strategy (Tera Tech Ltd, May 2022) should be secured and implemented in full, as a result is necessary to conserve and enhance Protected and Priority Species / Habitats.

It is highlighted that we note that the reptile survey conducted by Huckle Ecology Ltd did not cover the western OMHPDL, but given that the site has been cleared, we do not consider it reasonable to request further information. Nevertheless, the precautionary measures for reptiles outlined within the Biodiversity Method Statement and Enhancement Strategy (Tera Tech Ltd, May 2022) must also be applied for any vegetation clearance or soil stripping within this area.

Furthermore, a Wildlife Sensitive Lighting Strategy should be secured by condition for this application. Therefore, technical specification should be submitted prior to use, which demonstrates measures to avoid lighting impacts to foraging / commuting bats. This should summarise the following measures will be implemented:

- Light levels should be as low as possible as required to fulfil the lighting need and away from environmentally sensitive areas.
- Warm White lights should ideally be used at <3000k. This is necessary as lighting which emit an ultraviolet component or that have a blue spectral content have a high attraction effect on insects. This may lead in a reduction in prey availability for some light sensitive bat species.
- The provision of motion sensors or timers to avoid the amount of 'lit-time' of the proposed lighting.



- Lights should be designed to prevent horizontal spill e.g. cowls, hoods, reflector skirts or shields.

Furthermore, we also support the enhancements proposed within the Biodiversity Method Statement and Enhancement Strategy (Tera Tech Ltd, May 2022) and the Landscape Management Plan (Tera Tech Ltd, May 2022), as well as the updated Landscape Strategy. Particularly, the species-rich grassland creation, the pond creation and the targeted measures for invertebrates. The Biodiversity Method Statement and Enhancement Strategy (Tera Tech Ltd, May 2022) also includes appropriate technical details and locations for the proposed bird boxes, bat boxes and log piles. Therefore, no further information is required for these bespoke enhancement measures. In addition, we also support the aftercare measures of the soft landscaping measures, as well as the bespoke enhancements. As a result, following the changes to the submitted plans and documents, we are confident that a measurable biodiversity net gain will now be delivered for this application, as outlined under paragraph 174d and 180d of the NPPF.

This will enable LPA to demonstrate its compliance with its statutory duties including its biodiversity duty under s40 NERC Act 2006.

Impacts will be minimised such that the proposal is acceptable subject to the conditions below based on BS42020:2013.

Submission for approval and implementation of the details below should be a condition of any planning consent.

Recommended Condition

1. ACTION REQUIRED IN ACCORDANCE WITH ECOLOGICAL APPRAISAL RECOMMENDATIONS

“All mitigation and enhancement measures and/or works shall be carried out in accordance with the details contained in the Biodiversity Method Statement and Enhancement Strategy (Tera Tech Ltd, May 2022), as already submitted with the planning application and agreed in principle with the local planning authority prior to determination.

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

2. PRIOR TO ANY WORKS ABOVE SLAB LEVEL: WILDLIFE SENSITIVE LIGHTING DESIGN SCHEME

“A lighting design scheme for biodiversity shall be submitted to 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.



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).

Please contact us with any queries.

Yours sincerely

Hamish Jackson ACIEEM BSc (Hons)

Ecological Consultant

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.



09 February 2022

Alex Scott
Mid Suffolk District Council
Endeavour House
8 Russell Road
Ipswich IP1 2BX

By email only

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

Application: DC/21/06605
Location: Land To The Rear Of Ceva Logistics Norwich Road Mendlesham (In The Parish Of Wetheringsett Cum Brockford) IP14 5NA
Proposal: Planning Application - Erection of three warehouse units and external storage area (use class B8), new access from Norwich Road, parking, associated drainage and landscaping

Dear Alex,

Thank you for consulting Place Services on the above application.

Holding objection due to insufficient ecological information on Open Mosaic Habitat on Previously Developed Land Priority Habitat

Summary

We have assessed the Ecological Appraisal (WYG Ltd, January 2020), the Protected Species Survey Report (Huckle Ecology Ltd, July 2020), the Invertebrate Survey (September 2020), submitted by the applicant, relating to the likely impacts of development on Designated Sites, Protected Species and Priority Species / Habitats.

Furthermore, we have reviewed the Biodiversity Method Statement and Enhancement Strategy (Tera Tech Ltd, September 2021) and the Landscape Management Plan (Tera Tech Ltd, November 2021), relating to the proposed landscape creation and aftercare measures for this development.

We are not satisfied that there is sufficient ecological information available for determination, as we are not satisfied that sufficient ecological information has been provided to not demonstrate a net loss of Open Mosaic Habitat on Previously Developed Land Priority Habitat (OMHPDL).



As a result, we recommend that the application is supported by the use of the Defra Biodiversity Metric 3.0 (or any successor), which should clearly demonstrate that the loss of a small section of OMHPDL can be offset via the enhancement of the remainder of the habitat to the north of the site. If it is determined that proposals will result in a net loss of the Priority Habitat, it is highlighted that further off-site habitat creation should be delivered to ensure appropriate compensation for the OMHPDL.

However, it is highlighted that we do generally support the proposed enhancement measures and management measures within the Biodiversity Method Statement and Enhancement Strategy (Tera Tech Ltd, September 2021) in principle. In particular, we are pleased to see the inclusion of targeted enhancements for invertebrates, in line with the recommendations contained within the Invertebrate Survey (September 2020).

Furthermore, we note that the landscape strategy within the Landscape Management Plan (Tera Tech Ltd, November 2021) indicates that the entire Open Mosaic Habitat will be seeded with a Species-rich grassland mix. Therefore, it is recommended that the management plan is amended to reflect the recommendations of the Biodiversity Method Statement and Enhancement Strategy (Tera Tech Ltd, September 2021). Alternatively, this area could be highlighted within the landscape strategy, so that it is clear that the implementation and aftercare measures should only follow the Biodiversity Method Statement and Enhancement Strategy (Tera Tech Ltd, September 2021). This is necessary for the purposes of clarity and ensure that the Priority habitat is managed and enhanced appropriately.

Therefore, this further information is required to provide the LPA with certainty of impacts on protected Habitats and enable it to demonstrate compliance with its biodiversity duty under s.40 NERC Act 2006.

We look forward to working with the LPA and the applicant to receive the additional information required to overcome our holding objection.

Please contact us with any queries.

Yours sincerely

Hamish Jackson ACIEEM BSc (Hons)

Ecological Consultant

placeservicesecology@essex.gov.uk

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

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



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

04/07/2022

For the attention of: Alex Scott

Ref: DC/21/06605; Land to the Rear of Ceva Logistics, Norwich Road, Mendlesham (in the Parish of Wetheringsett Cum Brockford) IP14 5NA

Thank you for consulting us on the planning application for erection of three warehouse units and external storage area (use class B8), new access from Norwich Road, parking, associated drainage and landscaping.

This application follows the outline application DC/19/05478 which was granted permission subject to conditions. The landscape conditions below are relevant to this landscape review:

17. ACTION REQUIRED PRIOR TO COMMENCEMENT OF DEVELOPMENT: LANDSCAPING SCHEME

The Landscaping reserved matters shall include details of the landscape belt, which shall be at minimum depths as shown on Drawing No 1318/PL03 Rev F received 26th November 2019 and which shall include any proposed changes in ground levels. This belt shall be submitted to the Local Planning Authority and carried out and maintained in accordance with Condition 18 and 19.

Reason - In the interests of visual amenity and the character and appearance of the area.

19. ACTION REQUIRED PRIOR TO FIRST USE: LANDSCAPE MANAGEMENT PLAN

Concurrently with the submission of Landscaping reserved matters, a landscape management plan, including long term design objectives for the 20 year planting period, management responsibilities and maintenance schedules for all landscape areas, shall be submitted to and approved, in writing, by the Local Planning Authority. The landscape management plan shall be carried out entirely as approved in accordance with the details and time scales in the plan.

Reason - To ensure the proper management and maintenance of the approved landscaping in the interests of amenity and the character and appearance of the area.

We have reviewed the following documents:

- B023642 – Revised Landscape Management Plan
- FD11 - Proposed Site Plan
- Planning, Design and Access Statement (November 2021)

The revised Landscape Management Plan is sufficient to support the discharge of Condition 19 in relation to the proposed landscape scheme.

Detail planting plans have been submitted under Appendix E – Detailed Planting Plan as part of the Landscape Management Plan. We are generally satisfied with the proposed landscape strategy and

species. We would however encourage that the landscaping scheme includes oak trees as hedgerow tree where possible along the new boundary planting in order to reflect some of the key characteristics of the Plateau Claylands landscape character type - *substantial hedges of hawthorn blackthorn and elm with oak and ash predominant hedgerow tree.*

Condition 17 requires that the landscaping scheme should include the proposed changes in ground levels. The proposal includes a detention basin and some earth mounding but there is no information on contours or levels; this should be included in the drawings. In general, we would recommend 1:4 slopes for a more gentle and naturalistic profile.

Please contact us with any queries.

Yours sincerely,

Almudena Quiralte BA (Hons) Dip LA CMLI
Landscape Architect Consultant

Place Services provide landscape advice on behalf of Babergh and Mid Suffolk District Councils.

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

From: BMSDC Planning Area Team Yellow <planningyellow@baberghmidsuffolk.gov.uk>

Sent: 04 Jan 2022 10:41:58

To:

Cc:

Subject: FW: (301373) DC/21/06605. Land Contamination

Attachments:

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

Sent: 04 January 2022 10:10

To: BMSDC Planning Area Team Yellow <planningyellow@baberghmidsuffolk.gov.uk>

Cc: Alex Scott <Alex.Scott@baberghmidsuffolk.gov.uk>

Subject: (301373) DC/21/06605. Land Contamination

EP Reference : 301373

DC/21/06605. Land Contamination

**Land rear of Ceva Logistics, Norwich Road, Wetheringsett cum Brockford, STOWMARKET, Suffolk.
Erection of three warehouse units and external storage area (use class B8), new access from Norwich Road, parking, associated drainage and landscaping.**

Having reviewed the application I can confirm that I have no objection to the proposed development from the perspective of land contamination. I would only request that the LPA are contacted in the event of unexpected ground conditions being encountered during construction and that the below minimum precautions are undertaken until such time as the LPA responds to the notification. I would also advise that the developer is made aware that the responsibility for the safe development of the site lies with them.

Please could the applicant be made aware that we have updated our Land Contamination Questionnaire and advise them that the updated template is available to download from our website at <https://www.babergh.gov.uk/environment/contaminated-land/land-contamination-and-the-planning-system/>.

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

Work: 01449 724715

websites: www.babergh.gov.uk 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

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: 23 Dec 2021 09:18:13

To:

Cc:

Subject: FW: DC/21/06605 - Air Quality

Attachments:

From: Jennifer Lockington <Jennifer.Lockington@baberghmidsuffolk.gov.uk>

Sent: 22 December 2021 14:23

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

Cc: BMSDC Planning Mailbox <planning@baberghmidsuffolk.gov.uk>

Subject: DC/21/06605 - Air Quality

Dear Alex

YOUR REF: 21/06605

OUR REF: 301374

SUBJECT: Planning Application. Erection of three warehouse units and external storage area (use class B8), new access from Norwich Road, parking, associated drainage and landscaping
Land To The Rear Of Ceva Logistics, Norwich Road, Mendlesham (In The Parish Of, Wetheringsett Cum Brockford) IP14 5NA

Please find below my comments regarding air quality matters only.

Thank you for your consultation on the above application.

I have referred to the Environmental Protection UK (EPUK) Guidance, 2017 – Land Use Planning and Development Control: Planning for Air Quality, in assessing this application with regard to air quality.

The data in the Transport Assessment shows that the development would not meet the criteria in the EPUK Guidance for requiring an air quality assessment.

I have no objections with regard to air quality.

Regards

Jennifer Lockington (Mrs)

Senior Environmental Management Officer

Babergh & Mid Suffolk District Councils - Working Together

tel: 01449 724706

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

Please note - I work Tuesdays and Wednesdays

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

Sent: 10 Jan 2022 10:16:14

To:

Cc:

Subject: FW: PLANNING APPLICATION DC/21/06605 land adj Ceva Logistics, Wetheringsett Cum Brockford

Attachments:

From: Susan Lennard <Susan.Lennard@baberghmidsuffolk.gov.uk>

Sent: 10 January 2022 10:05

To: Alex Scott <Alex.Scott@baberghmidsuffolk.gov.uk>

Cc: BMSDC Planning Area Team Blue <planningblue@baberghmidsuffolk.gov.uk>; Susan Lennard

<Susan.Lennard@baberghmidsuffolk.gov.uk>

Subject: PLANNING APPLICATION DC/21/06605 land adj Ceva Logistics, Wetheringsett Cum Brockford

PLANNING APPLICATION: DC/21/06605

OUR REFERENCE: 301372

PROPOSAL: Erection of 3No warehouse units and external storage area (use class B8), new access from Norwich Road, parking, associated drainage and landscaping.

LOCATION: Land adj to Ceva Logistics, Norwich Road, Wetheringsett Cum Brockford, Stowmarket.

CONSULTEE COMMENTS IN RESPECT OF: Noise, Odours, Light, Smoke.

Dear Sirs,

I write with regard to the above planning consultation. Having reviewed the planning documentation I would offer the following observations;

- Outline planning consent was granted in respect of application DC/19/05478 in August 2020.
- This application provides the details further to this outline application for the site.
- The application site is located adjacent to a number of existing industrial warehouses and units and the Mendlesham airfield.

Having reviewed the application documentation, I would recommend the following;

CONDITION

CONSTRUCTION MANAGEMENT PLAN

No development shall commence until a construction management plan has been submitted to and approved in writing by the Local Planning Authority. The construction management plan shall include details of:

Operating hours (to include hours for delivery) as specified below.

Details of the scheduled timing/phasing of the development for the overall construction period

Means of access, traffic routes, vehicle parking and manoeuvring areas (site operatives and visitors)

protection measures for footpaths surrounding the site

Loading and unloading of plant and materials

Wheel washing facilities

Lighting

Location and nature of compounds, potrtaloos and storage areas (including maximum storage heights) and factors to prevent wind-whipping of loose materials

Waste storage and removal

Temporary buildings and boundary treatments

Dust management measures

Method of any demotion to take place, including the recycling and disposal of materials arising from demolition.

Noise and vibration management (to include arrangements for monitoring, and specific method statements for piling) and;

Litter and waste management during the construction phases of the development. Thereafter, the approved construction plan shall be fully implemented and adhered to during the construction phases of the development hereby approved, unless otherwise agreed in writing by the Local Planning Authority.

Note: the Construction Management Plan shall cover both demotion and construction phases of the above development. The applicant should have regard to BS 5228:2009 Code of Practice of Noise and Vibration Control on Construction and Open Sites in the CMP.

CONDITION

CONSTRUCTION HOURS

The construction hours shall be limited to between the hours of 08.00 and 18.00hrs Mondays to Fridays and between the hours of 09.00 and 13.00hrs on Saturday. There shall be no working and/or use operated on Sundays and Bank Holidays. There shall be no deliveries to the development/use arranged for outside of these approved hours.

CONDITION

LIGHTING

Prior to the erection/installation of any external lighting at the site, details to include position, height, aiming points, lighting levels and a polar luminance diagram shall be submitted to and approved, in writing, by the Local Planning Authority. The lighting shall be installed and retained as may be approved. There shall be no other means of external lighting installed and/operated on/at the site without prior approval from the LPA.

With Kind Regards

Sue Lennard

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

Sent: 13 Dec 2021 10:21:35

To:

Cc:

Subject: FW: DC/21/06605

Attachments:

From: Simon Davison <Simon.Davison@babberghmidsuffolk.gov.uk>

Sent: 13 December 2021 09:54

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

Subject: DC/21/06605

Dear Alex,

APPLICATION FOR PLANNING PERMISSION - DC/21/06605

Proposal: Planning Application. Erection of three warehouse units and external storage area (use class B8), new access from Norwich Road, parking, associated drainage and landscaping.

Location: Land To The Rear Of Ceva Logistics, Norwich Road, Mendlesham (In The Parish Of, Wetheringsett Cum Brockford) IP14 5NA.

Many thanks for your request to comment on the application.

Upon review of the application and associated documents the following condition must be met: No development shall commence above slab level until a scheme for the provision and implementation of water, energy and resource efficiency measures for the lifetime of the development shall be submitted to and approved, in writing, by the Local Planning Authority.

The scheme such include as a minimum to achieve:

- Agreement of provisions to ensure the development is zero carbon ready
- An electric car charging point per building
- Agreement of scheme for waste reduction

The applicant may wish to consider the installation of solar PV panels which would further reduce the carbon emissions of the building as well as the running costs.

Kind regards

Simon Davison PIEMA
Senior Environmental Management Officer
Babergh and Mid Suffolk District Councils - Working Together

Mobile: 07874 634932

t: 01449 724728

email: simon.davison@babberghmidsuffolk.gov.uk

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