

Comments for Planning Application DC/22/03464

Application Summary

Application Number: DC/22/03464

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

Proposal: Application for Approval of Reserved Matters following grant of Outline Application DC/21/00407 Town and Country Planning Order 2015 - Hybrid Application for the phased employment-led redevelopment of Land at Mill Lane, Stowmarket (Gateway 14) including: Full Planning for site enabling works phase comprising, ground remodelling, utility diversions, installation of framework landscaping, creation of new footpath links, installation of primary substation, highways works including stopping up of Mill Lane, new all modes link from the A1120 Cedars Link to Mill Lane, new footway cycleway over the existing A1120 overbridge, installation of toucan crossing on the A1120 Cedars Link, footpath connection to the Gipping Valley Way, foul and surface water drainage infrastructure, outfalls and associated works: Outline Planning Permission (all matters reserved, except for access) for the erection of buildings comprising employment and commercial use, open space and landscaping, car and cycle parking, highway works, and other associated works (additional plans, documents and EIA information received 08/04/2021) and subsequent ES addendum letter received 17th June 2021. Submission of Details for Appearance, Landscaping, Layout and Scale for Plot 4000 including updated Environmental Statement July 2022.

Case Officer: Averil Goudy

Customer Details

Name: Mr Russell Stott

Address: Willow House, Pound Road, Creeting St Peter Ipswich, Suffolk IP6 8QR

Comment Details

Commenter Type: Parish Clerk

Stance: Customer objects to the Planning Application

Comment Reasons:

- Application is lacking information
- Design
- Dominating/Overbearing
- Health & Safety
- Inadequate parking provision
- Increase in Anti-Social Behaviour
- Increase in Pollution
- Increased Traffic/Highways Issues
- Landscape Impact
- Light Pollution

- Loss of Outlook
- Loss of parking
- Loss of Privacy
- Noise
- Overlooking
- Residential Amenity
- Smells - Odour

Comment:Response from Creeting St Peter Parish Council to Application for Reserved Matters - DC/22/03464

WE OBJECT

1. We remain very concerned about the impact of traffic generated to and from the site, especially by commuting employees and visitors, along Mill Lane and Pound Road through the Parish of Creeting St Peter. The Applicant sought to provide reassurance that measures would be taken on the site to reduce this impact but we cannot see any reference to or detail about these measures. These details need to be provided. In addition there is continuing concern about the inadequacy of measures to manage the weight of traffic at the roundabout entrance to the Gateway 14 site and the knock on effects on to Gun Cotton Way where commercial and residential development has, and continues, to take place.

2. The proposed layout and design include unnecessary impacts upon the residents at Clamp Farm.

- The landscaping is sparse along the eastern boundary and within the car park. The car park sits within 50 metres of the properties and they are not fully protected from the car park by the bund under construction and its landscaping. The amount of landscaping needs to be much denser and lengthened southwards to protect more of the eastern boundary. This would also give better screening to properties further east of the site.

- From their high vantage point, the offices overlook some of the Clamp Farm properties and indeed in the Applicants design details it refers to the offices breaking up the appearance of the building due to the height of the offices. The offices need to be on ground floor level only or moved to another aspect. Bear in mind the offices are likely to be used 24 hours per day to support the 24 hour operation.

3. The landscaping at the North east corner of the site (See exhibit jba-20-10422a) is too sparse. This aspect of the site is in direct line of sight for the village of Creeting St Peter and affects Clamp Farm. The proposed layout has the exit and entrance for the site at that North East corner which reduces the opportunity for landscaped screening. In contrast there is a profusion of landscape screening at the north west corner of the site between the site and the entrance to Gateway 14 and along the northern boundary of the site between the site and future occupants of the rest of

the Gateway 14 site. This leaves us with the impression that it is more important to improve the appearance of the site at the entrance to Gateway 14 and to other occupants than to local residents to the East and North East of the site. The entrance to the Range site would be better placed at the North West corner of the Range site. This would have the major added advantage of moving truck entrances and exits further away from Clamp Farm to whom they are especially close and especially as movements will be 24 hours per day.

4. The car park alongside Clamp Farm is outside the secure line. We are concerned this will lead to Anti-Social Behaviour in the car park which is a running problem in the local area.

5. There are 802 car park spaces but no data of the maximum number of employees and visitors on site at peak times. Therefore we do not know if it is adequate despite assurances from Gateway 14 and their advisers that adequate on-site parking would be provided. . The same concern applies for HGVs. We know that there is no alternative, safe parking in the area ,off-site and residents remain concerned about the need for cars and HGVs to park up off-site. Planning Officers need to be certain that off-site parking will not be needed through the provision of adequate parking on-site.

6. The Noise and Light Surveys do not tell us what to expect and it should be made it clear to us and therefore allow us to comment. These aspects are very important to our residents and the furnishing of technical data is not adequate explanation or illustration for the Parish Council.

7. We would like to see details of the proposed landscape contractor and the specification to which they will work. Describing planting is one thing but having it executed successfully depends upon the contractor, their instructions and the specification to which they are working. During consultation James Blake wanted to use a particular contractor due to the quality of their work. Is that happening? There is no mention of it in the details and it was a reassurance we wanted to rely upon.

8. From what we can see the Odour Assessment is inadequate in that it assesses the impact of local odours upon the site occupants. What about odours created by the site affecting local neighbours? For example diesel exhaust fumes from site HGVs affecting Clamp Farm.

9. Finally given the size and impact of this development on its neighbours we are surprised the Applicant hasn't taken the initiative at this stage to engage with its neighbours and explain and illustrate the site appearance, its impact in its setting and discuss how its operation will affect residents in the area. Just following "due process" is not a good start to a long relationship.

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

Sent: 08 Aug 2022 08:55:58

To:

Cc:

Subject: FW: DC/22/03464 - Gateway 14, Land Between The A1120 And A14,Stowmarket

Attachments:

From: parishclerk@stowuplandpc.co.uk <parishclerk@stowuplandpc.co.uk>

Sent: 05 August 2022 16:46

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

Subject: RE: DC/22/03464 - Gateway 14, Land Between The A1120 And A14,Stowmarket



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Dear Megan,

The Parish Council agreed at their meeting last night that no further comments were going to be submitted for this planning application.

Kind regards

Claire

Claire Pizzey

Parish Clerk Stowupland

T: 01449 677005

E: parishclerk@stowuplandpc.co.uk

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

Sent: 05 August 2022 10:07

To: Parish - Stowupland <parishclerk@stowuplandpc.co.uk>

Subject: DC/22/03464 - Gateway 14, Land Between The A1120 And A14,Stowmarket

Good Morning,

We would have sent yourself a consultation request for the above application on 14.07.2022. Your consultation request is due to expire on 05.08.2022.

If you do not wish to comment, please respond to this email. If you intend to provide comments, we look forward to receiving these at your earliest convenience.

Kind Regards,

Megan Thomson

Technical Support Officer - Development Management

Sustainable Communities

Babergh and Mid Suffolk District Councils - Working Together

Tel: 0300 1234000 Option 5 Option 3 for Planning

Email: Planning@babberghmidsuffolk.gov.uk

Website: www.babergh.gov.uk www.midsuffolk.gov.uk

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<https://www.midsuffolk.gov.uk/features/our-covid-19-response/>



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

Sent: 11 Aug 2022 10:27:30

To:

Cc:

Subject: FW: DC/22/03464 - Gateway 14, Land Between The A1120 And A14, Stowmarket, Suffolk

Attachments:

From: Mike Norris (Cllr) <Mike.Norris@midsuffolk.gov.uk>

Sent: 10 August 2022 17:17

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

Cc: russell stott <stottysjgr@yahoo.co.uk>; Parish - Creeting St Peter <pc.creetingstpeter@gmail.com>; Lynne Jardine <Lynne@lynnejardine.co.uk>; danmason7475@gmail.com; Creeting St Peter newsletter <markv233@aol.com>; Stephen Phillips (Cllr) <Stephen.Phillips@midsuffolk.gov.uk>

Subject: RE: DC/22/03464 - Gateway 14, Land Between The A1120 And A14, Stowmarket, Suffolk

Hello Megan,

My apologies for the delay in replying as I have been very tied up with urgent Ward and Town Council matters and am still catching up with my emails. It appears that I overlooked the original email of 14.07.22. relating to the above.

I fully support the comments from Creeting St Peter Parish Council in their submission dated 31st July 2022 regarding this Application for approval of Reserved Matters, in respect of the following:

- Highways impact on the A1120. Mitigation is required against potential congestion at the entrance to the site off the 'Tesco' roundabout, which would lead to tailbacks down Gun Cotton Way, being the main spine road through the Cedars Park development, where a further phase of residential development is currently under construction. This is already a very busy area and the impact of additional traffic accessing and existing the G14 site can only make matters worse. The Adopted Mid Suffolk Local Plan (1998) Policy T10, Highways Considerations in Development, is relevant in this respect.
- Landscape screening and overlooking of the residents of some of the Clamp Farm properties. I totally agree with the Parish Council's comments that the screening could be improved. I do not follow the reasoning in the submitted design details that the offices in some of the buildings need to be at a higher level to break up the appearance of the buildings. If that is the case then is it not the design of the buildings that is at fault? The offices in modern industrial buildings are usually located at ground floor level. Policies H16, Protecting existing residential amenity, and GP01, Design and layout of development, in the adopted 1998 Mid Suffolk Local Plan are both relevant in this regard.
- Concern that the car park alongside Clamp Farm is shown as being outside the secure line and could lead to Anti Social Behaviour. I believe this to be very relevant as it is a known issue locally.
- Lack of information on the number of employee's cars and HGV parking on-site at any one time. Concern that the potential for off-site parking on local roads at peak times could become an issue. I believe that this needs to be addressed and further work should be done on this and the results circulated.
- Inadequacy of the Noise and Light Surveys, and also the Odour Assessment. I would suggest that further dialogue with the Creeting St Peter Residents Campaign Group should take place, to enable them to fully understand the impact of this application.

Kind regards,

Mike Norris
Mid Suffolk District Councillor
Joint Ward Member,
Needham Market Ward

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

Sent: 04 August 2022 11:53

Subject: DC/22/03464 - Gateway 14, Land Between The A1120 And A14, Stowmarket, Suffolk

Good Morning,

We would have sent yourself a consultation request for the above application on 14.07.2022. Your consultation request is due to expire on 04.08.2022.

If you do not wish to comment, please respond to this email. If you intend to provide comments, we look forward to receiving these at your earliest convenience.

Kind Regards,

Megan Thomson
Technical Support Officer - Development Management

Sustainable Communities
Babergh and Mid Suffolk District Councils - Working Together
Tel: 0300 1234000 Option 5 Option 3 for Planning
Email: Planning@babermidsuffolk.gov.uk
Website: www.babergh.gov.uk www.midsuffolk.gov.uk

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<https://www.midsuffolk.gov.uk/features/our-covid-19-response/>



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

Sent: 05 Aug 2022 02:30:53

To:

Cc:

Subject: FW: DC/22/03464 - Gateway 14, Land Between The A1120 And A14, Stowmarket, Suffolk

Attachments:

From: Dave Muller (Cllr) <Dave.Muller@midsuffolk.gov.uk>

Sent: 04 August 2022 19:06

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

Subject: RE: DC/22/03464 - Gateway 14, Land Between The A1120 And A14, Stowmarket, Suffolk

Hi Megan,

Thank you for your e-mail.

I can confirm I am happy with the content of the recent consultation you sent to me.

Kind regards

Dave Muller

Cllr Stow Thorney Ward



Historic England

Ms Averil Goudy
Babergh and Mid Suffolk District Councils
Endeavour House
8 Russell Road
Ipswich
Suffolk
IP1 2BX

Direct Dial: 01223 582751

Our ref: **W**: P01522713

3 August 2022

Dear Ms Goudy

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

**GATEWAY 14, LAND BETWEEN THE A1120 AND A14, STOWMARKET SUFFOLK
Application No. DC/22/03464**

Thank you for your letter of 14 July 2022 regarding the above application for planning permission.

Historic England provides advice when our engagement can add most value. In this case we are not offering advice. This should not be interpreted as comment on the merits of the application.

We suggest that you seek the views of your specialist conservation and archaeological advisers. You may also find it helpful to refer to our published advice at <https://historicengland.org.uk/advice/find/>

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

Yours sincerely

Lynette Fawkes

Inspector of Historic Building and Areas
E-mail: lynette.fawkes@historicengland.org.uk



24 BROOKLANDS AVENUE, CAMBRIDGE, CB2 8BU

Telephone 01223 582749
HistoricEngland.org.uk





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

From: Martin Fellows (Regional Director)
Operations Directorate
East Region
National Highways
PlanningEE@nationalhighways.co.uk

To: Babergh and Mid Suffolk District Council

CC: transportplanning@dft.gov.uk
spatialplanning@nationalhighways.co.uk

Council's Reference: DC/22/03464

Location: Gateway 14, Land Between the A1120 And A14, Stowmarket, Suffolk

Proposal: Application for Approval of Reserved Matters following grant of Outline Application DC/21/00407 Town and Country Planning Order 2015 - Hybrid Application for the phased employment-led redevelopment of Land at Mill Lane, Stowmarket (Gateway 14) including: Full Planning for site enabling works phase comprising, ground remodelling, utility diversions, installation of framework landscaping, creation of new footpath links, installation of primary substation, highways works including stopping up of Mill Lane, new all modes link from the A1120 Cedars Link to Mill Lane, new footway cycleway over the existing A1120 overbridge, installation of toucan crossing on the A1120 Cedars Link, footpath connection to the Gipping Valley Way, foul and surface water drainage infrastructure, outfalls and associated works: Outline Planning Permission (all matters reserved, except for access) for the erection of buildings comprising employment and commercial use, open space and landscaping, car and cycle parking, highway works, and other associated works (additional plans, documents and EIA information received 08/04/2021) and subsequent ES addendum letter received 17th June 2021. Submission of Details for Appearance, Landscaping, Layout and Scale for Plot 4000 including updated Environmental Statement July 2022.

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

- a) offer no objection (see reasons at Annex A);

- ~~b) recommend that conditions should be attached to any planning permission that may be granted (see Annex A – National Highways recommended Planning Conditions & reasons);~~
- ~~c) recommend that planning permission not be granted for a specified period (see reasons at Annex A);~~
- ~~d) recommend that the application be refused (see reasons at Annex A)~~

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

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

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

Signature: A.Lawman	Date: 02/08/2022
Name: Alice Lawman	Position: Assistant Spatial Planner
National Highways National Highways Woodlands Manton Lane Bedford MK41 7LW	

Annex A National Highway’s assessment of the proposed development

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

This application relates to the approval of the Reserved Matters for plot 4000. The principle of development was established through the grant of outline planning application reference DC/21/00407. Plot 4000 is situated in the southern section of the

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

Gateway 14 site. The details provided to address the Reserved Matters are considered unlikely to have a material impact on the SRN. Consequently, we offer no objection to this application.

Date: 29 July 2022
Our ref: 400776
Your ref: DC/22/03464



Averil Goudy
Babergh and Mid Suffolk District Councils
planningyellow@baberghmidsuffolk.gov.uk

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

T 0300 060 3900

BY EMAIL ONLY

Dear Averil,

Planning consultation: Application for Approval of Reserved Matters following grant of Outline Application DC/21/00407 Town and Country Planning Order 2015 - Hybrid Application for the phased employment-led redevelopment of Land at Mill Lane, Stowmarket (Gateway14) including: Full Planning for site enabling works phase comprising, ground remodelling, utility diversions, installation of framework landscaping, creation of new footpath links, installation of primary substation, highways works including stopping up of Mill Lane, new all modes link from the A1120 Cedars Link to Mill Lane, new footway cycleway over the existing A1120 overbridge, installation of toucan crossing on the A1120 Cedars Link, footpath connection to the Gipping Valley Way, foul and surface water drainage infrastructure, outfalls and associated works: Outline Planning Permission (all matters reserved, except for access) for the erection of buildings comprising employment and commercial use, open space and landscaping, car and cycle parking, highway works, and other associated works (additional plans, documents and EIA information received 08/04/2021) and subsequent ES addendum letter received 17th June 2021. Submission of Details for Appearance, Landscaping, Layout and Scale for Plot 4000 including updated Environmental Statement July 2022.
Location: Gateway 14, Land Between The A1120 And A14, , Stowmarket, Suffolk

Thank you for your consultation on the above dated 14 July 2022 which was received by Natural England on 14 July 2022.

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 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 sincerely,

Shannon Bowes
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. For mineral working and landfilling separate guidance on soil protection for site restoration and aftercare is available on [Gov.uk](#) website. Detailed guidance on soil handling for mineral sites is contained in the Institute of Quarrying [Good Practice Guide for Handling Soils in Mineral Workings](#).

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>

Annex A – Additional advice

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 3.1](#) 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 3.1](#) 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 3.1](#) 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.

Annex A – Additional advice

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

Paragraphs 100 and 174 of the NPPF highlight the importance 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 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](#).

From: Dalia Alghoul <Dalia.Alghoul@networkrail.co.uk>

Sent: 04 August 2022 12:12

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

Subject: Network Rail Consultation Response - DC/22/03464 - Gateway 14, Land Between The A1120 And A14, Stowmarket, Suffolk

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OFFICIAL

Dear Sir/Madam,

Thank you for consulting Network Rail regarding the above application.

After reviewing the associated information, I would like to inform you that Network Rail have no objections to the proposals.

Should you have any further questions, please do not hesitate to contact Network rail.

Kind Regards,



Dalia Alghoul MSc

Town Planning Technician

Network Rail Property – Eastern - Anglia

1 Stratford Place | London | E15 1AZ

07732641896

dalia.alghoul@networkrail.co.uk

www.networkrail.co.uk/property

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

Sent: 04 August 2022 11:53

Subject: DC/22/03464 - Gateway 14, Land Between The A1120 And A14, Stowmarket, Suffolk

Good Morning,

We would have sent yourself a consultation request for the above application on 14.07.2022. Your consultation request is due to expire on 04.08.2022.

If you do not wish to comment, please respond to this email. If you intend to provide comments, we look forward to receiving these at your earliest convenience.

Kind Regards,

Megan Thomson

Technical Support Officer - Development Management

Sustainable Communities

Babergh and Mid Suffolk District Councils - Working Together
Tel: 0300 1234000 Option 5 Option 3 for Planning
Email: Planning@baberghmidsuffolk.gov.uk
Website: www.babergh.gov.uk www.midsuffolk.gov.uk

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



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Network Rail Infrastructure Limited registered in England and Wales No. 2904587, registered office Network Rail, 2nd Floor, One Eversholt Street, London, NW1 2DN.



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

Our ref: AE/2022/127274/01-L01
Your ref: DC/21/00407
Date: 02 August 2022

Dear Ms Goudy

APPLICATION FOR APPROVAL OF RESERVED MATTERS FOLLOWING GRANT OF OUTLINE APPLICATION DC/21/00407 TOWN AND COUNTRY PLANNING ORDER 2015 - HYBRID APPLICATION FOR THE PHASED EMPLOYMENT-LED REDEVELOPMENT OF LAND AT MILL LANE, STOWMARKET (GATEWAY 14) INCLUDING: FULL PLANNING FOR SITE ENABLING WORKS PHASE COMPRISING, GROUND REMODELLING, UTILITY DIVERSIONS, INSTALLATION OF FRAMEWORK LANDSCAPING, CREATION OF NEW FOOTPATH LINKS, INSTALLATION OF PRIMARY SUBSTATION, HIGHWAYS WORKS INCLUDING STOPPING UP OF MILL LANE, NEW ALL MODES LINK FROM THE A1120 CEDARS LINK TO MILL LANE, NEW FOOTWAY CYCLEWAY OVER THE EXISTING A1120 OVERBRIDGE, INSTALLATION OF TOUCAN CROSSING ON THE A1120 CEDARS LINK, FOOTPATH CONNECTION TO THE GIPPING VALLEY WAY, FOUL AND SURFACE WATER DRAINAGE INFRASTRUCTURE, OUTFALLS AND ASSOCIATED WORKS: OUTLINE PLANNING PERMISSION (ALL MATTERS RESERVED, EXCEPT FOR ACCESS) FOR THE ERECTION OF BUILDINGS COMPRISING EMPLOYMENT AND COMMERCIAL USE, OPEN SPACE AND LANDSCAPING, CAR AND CYCLE PARKING, HIGHWAY WORKS, AND OTHER ASSOCIATED WORKS(ADDITIONAL PLANS, DOCUMENTS AND EIA INFORMATION RECEIVED 08/04/2021) AND SUBSEQUENT ES ADDENDUM LETTER RECEIVED 17TH JUNE 2021. SUBMISSION OF DETAILS FOR APPEARANCE, LANDSCAPING, LAYOUT AND SCALE FOR PLOT 4000 INCLUDING UPDATED ENVIRONMENTAL STATEMENT JULY 2022.

GATEWAY 14 LAND BETWEEN THE A1120 AND A14 STOWMARKET SUFFOLK

Thank you for your consultation dated 20 July 2022. We have reviewed the documents,

Environment Agency
Iceni House Cobham Road, Ipswich, IP3 9JD.
Customer services line: 03708 506 506
www.gov.uk/environment-agency

Cont/d..

as submitted, and have nothing to add other than to refer back to our response to outline application DC/21/00407, dated 29 April 2021 and referenced AE/2021/125855/03-L01.

We trust this advice is useful.

Yours sincerely

Mr Alasdair Hain-Cole
Planning Officer

Direct e-mail planning.ipswich@environment-agency.gov.uk

Your ref: DC/22/03464
Our ref: Stowmarket – Gateway 14, land
between the A1120 and A14 60062
Date: 14 July 2022
Enquiries: Neil McManus
Tel: 07973 640625
Email: neil.mcmanus@suffolk.gov.uk

Averil Goudy,
Growth & Sustainable Planning,
Babergh and Mid Suffolk District Councils,
Endeavour House,
8 Russell Road,
Ipswich,
Suffolk,
IP1 2BX

Dear Averil,

Stowmarket: Gateway 14, land between the A1120 and A14 – reserved matters

I refer to the proposal: application for approval of reserved matters following grant of outline application DC/21/00407 Town and Country Planning Order 2015 – hybrid application for the phased employment-led redevelopment of land at Mill Lane, Stowmarket (Gateway 14) including: full planning for site enabling works phase comprising, ground remodelling, utility diversions, installation of framework landscaping, creation of new footpath links, installation of primary substation, highways works including stopping up of Mill Lane, new all modes link from the A1120 Cedars Link to Mill Lane, new footway cycleway over the existing A1120 overbridge, installation of toucan crossing on the A1120 Cedars Link, footpath connection to the Gipping Valley Way, foul and surface water drainage infrastructure, outfalls, and associated works: outline planning permission (all matters reserved, except for access) for the erection of buildings comprising employment and commercial use, open space and landscaping, car and cycle parking, highway works, and other associated works (additional plans, documents and EIA information received 08/04/2021) and subsequent ES addendum letter received 17th June 2021. Submission of details for appearance, landscaping, layout, and scale for Plot 4000 including updated Environmental Statement July 2022.

The application seeks approval of various matters for the development under planning permission DC/21/00407. There is a Deed dated 04 November 2021 and the obligations previously secured must be binding on a new permission if Mid Suffolk resolve to approve this planning application. The Decision Notice dated 05 November 2021 which granted planning permission was subject to the imposition of planning conditions. These planning conditions cover various matters for the whole site and defined development areas including surface water drainage, archaeological investigation, travel plans etc. It will be for the applicant and the local planning authority to ensure that these planning conditions are addressed and discharged.

I have no further comments to make in respect of this application, but various colleagues will deal with relevant service matters covered by the planning conditions such as highways, floods planning, fire service, and archaeology.

Yours sincerely,



Neil McManus BSc (Hons) MRICS
Development Contributions Manager
Growth, Highways & Infrastructure Directorate

cc Ben Chester, SCC (highways)
Jason Skilton, SCC (LLFA)
Suffolk Archaeological Service
Angela Kempen, Suffolk Fire Service

Your Ref: DC/22/03464
Our Ref: SCC/CON/2806/22
Date: 15 July 2022
Enquiries to: william.manning@suffolk.gov.uk



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

For the attention of: Averil Goudy

Dear Averil,

**TOWN AND COUNTRY PLANNING ACT 1990
CONSULTATION RETURN:**

PROPOSAL: Application for Approval of Reserved Matters following grant of Outline Application DC/21/00407 Town and Country Planning Order 2015 - Hybrid Application for the phased employment-led redevelopment of Land at Mill Lane, Stowmarket (Gateway 14) including: Full Planning for site enabling works phase comprising, ground remodelling, utility diversions, installation of framework landscaping, creation of new footpath links, installation of primary substation, highways works including stopping up of Mill Lane, new all modes link from the A1120 Cedars Link to Mill Lane, new footway cycleway over the existing A1120 overbridge, installation of toucan crossing on the A1120 Cedars Link, footpath connection to the Gipping Valley Way, foul and surface water drainage infrastructure, outfalls and associated works: Outline Planning Permission (all matters reserved, except for access) for the erection of buildings comprising employment and commercial use, open space and landscaping, car and cycle parking, highway works, and other associated works (additional plans, documents and EIA information received 08/04/2021) and subsequent ES addendum letter received 17th June 2021. Submission of Details for Appearance, Landscaping, Layout and Scale for Plot 4000 including updated Environmental Statement July 2022.

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

Notice is hereby given that the County Council as Minerals and Waste Authority make the following comments:

Thank you for consulting us on this Application for Approval of Reserved Matters. The potential of mineral extraction prior to commencement was considered during application DC/21/00407. Based on information provided by the applicant, it was concluded that material onsite was uneconomical to extract for use. Therefore we have no comments to make on this application (DC/22/03464).

Yours sincerely,

Billy Manning
Career Grade Planning Officer
Planning Section
Growth, Highways & Infrastructure

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

Sent: 15 Aug 2022 09:45:59

To:

Cc:

Subject: FW: 2022-08-15 JS reply Gateway 14, Land Between The A1120 And A14, , Stowmarket Ref DC/22/03464 - RES

Attachments:

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

Sent: 15 August 2022 08:31

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

Cc: Averil Goudy <Averil.Goudy@baberghmidsuffolk.gov.uk>; Gemma Walker <Gemma.Walker@baberghmidsuffolk.gov.uk>

Subject: 2022-08-15 JS reply Gateway 14, Land Between The A1120 And A14, , Stowmarket Ref DC/22/03464 - RES

Dear Averil Goudy,

Subject: Gateway 14, Land Between The A1120 And A14, , Stowmarket, Suffolk Ref DC/22/03464 - Application for Reserved Matters

Suffolk County Council, as Lead Local Flood Authority (LLFA), have reviewed application ref DC/22/03464.

The following submitted documents have been reviewed and we recommend **approval** at this time:

- Drainage Construction Details Sheet 1 of 4 Ref 61545-c-009 P1
- Drainage Construction Details Sheet 2 of 4 Ref 61545-c-010 P1
- Drainage Construction Details Sheet 3 of 4 Ref 61545-c-011 P1
- Drainage Construction Details Sheet 4 of 4 Ref 61545-c-012
- Proposed Drainage Strategy ref 261445-c-006 P2
- Proposed Drainage Strategy Ref 261445-c-007 P2
- Landscape Proposals jba-20-104 21a, 022a,023a,024a & 025a
- Site specific Flood Risk Assessment Ref 61445
- Detailed Soft Landscaping Proposals for Plot 4000 Ref JBA-20-104-21 Rev B
- Detailed Soft Landscaping Proposals for Plot 4000 Ref JBA-20-104-22 Rev B
- Detailed Soft Landscaping Proposals for Plot 4000 Ref JBA-20-104-23 Rev B
- Detailed Soft Landscaping Proposals for Plot 4000 Ref JBA-20-104-24 Rev B
- Detailed Soft Landscaping Proposals for Plot 4000 Ref JBA-20-104-25 Rev B
- Detailed Soft Landscaping Proposals for Plot 4000 Ref JBA-20-104-26 Rev B
- Detailed Soft Landscaping Proposals for Plot 4000 Ref JBA-20-104-27 Rev B
- Hydraulic Calculation Rev B

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: 08 August 2022 12:31

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

Subject: MSDC Planning Re-consultation Request - DC/22/03464 - RES

Please find attached planning re-consultation request letter relating to planning application - DC/22/03464 - Gateway 14, Land Between The A1120 And A14, , Stowmarket, Suffolk,

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.

Your Ref: DC/22/03464
Our Ref: SCC/CON/3178/22
Date: 14 September 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: Averil Goudy

Dear Averil

TOWN AND COUNTRY PLANNING ACT 1990 CONSULTATION RETURN: DC/22/03464

PROPOSAL: Application for Approval of Reserved Matters following grant of Outline Application DC/21/00407 Town and Country Planning Order 2015 - Hybrid Application for the phased employment-led redevelopment of Land at Mill Lane, Stowmarket (Gateway 14) including: Full Planning for site enabling works phase comprising, ground remodelling, utility diversions, installation of framework landscaping, creation of new footpath links, installation of primary substation, highways works including stopping up of Mill Lane, new all modes link from the A1120 Cedars Link to Mill Lane, new footway cycleway over the existing A1120 overbridge, installation of toucan crossing on the A1120 Cedars Link, footpath connection to the Gipping Valley Way, foul and surface water drainage infrastructure, outfalls and associated works: Outline Planning Permission (all matters reserved, except for access) for the erection of buildings comprising employment and commercial use, open space and landscaping, car and cycle parking, highway works, and other associated works (additional plans, documents and EIA information received 08/04/2021) and subsequent ES addendum letter received 17th June 2021. Submission of Details for Appearance, Landscaping, Layout and Scale for Plot 4000 including updated Environmental Statement July 2022.

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

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

Further to our response dated 20th July 22 (ref: SCC/CON/2805/22) and the submission of revised plans and additional information, the following comments regarding our previous concerns are made:

Emergency Access:

We are satisfied that all matters associated with the proposed additional emergency access can be included in the separate planning application relating to provision of that access. The principle is generally acceptable and all details relating to the access will need to be included in that separate application.

Trip Generation:

From the additional information submitted, we are satisfied that the proposal is within the previously agreed trip generation levels in the outline permission relating to plot 4000.

Parking and cycle storage/ facilities:

From the additional information submitted, we are satisfied that the proposal provides an adequate level of cycle storage, shower and changing facilities to encourage sustainable travel. It is also noted that the cycle store has been relocated as suggested to improve user routes within the site.

Subsequently, the proposal is acceptable subject to the following recommended planning conditions:

Condition: The use shall not commence until the areas within the site shown on drawing no. 21067-FSA-00-XX-DR-A-0101 P13 for the purposes of loading, unloading, manoeuvring and parking of vehicles including electric vehicle charging facilities have been provided and thereafter the areas shall be retained, maintained and used for no other purposes.

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

Condition: The use shall not commence until the areas within the site shown on drawing no. 21067-FSA-00-XX-DR-A-0110 P04 for secure, covered and lit cycle storage and associated facilities have been provided and thereafter the areas shall be retained, maintained and used for no other purposes.

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

Condition: The areas and routes to be provided for the storage and collection/emptying of refuse and recycling bins as shown on Drawing No. 21067-FSA-00-XX-DR-A-0107 P07 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 adequate space is provided for refuse and recycling bins to be stored and collected.

Yours sincerely,

Ben Chester
Senior Transport Planning Engineer
Growth, Highways and Infrastructure

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

Sent: 16 Sep 2022 10:12:13

To:

Cc:

Subject: FW: URGENT DC/22/03464 Gateway 14

Attachments:

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

Sent: 16 September 2022 09:23

To: Averil Goudy <Averil.Goudy@babberghmidsuffolk.gov.uk>

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

Subject: RE: URGENT DC/22/03464 Gateway 14

Avril

Thank you for your email.

We are happy with the comments made under 'SCC PRoW' on pgs. 11 and 12 of the 'Response to Statutory Consultee Comments' by Avison Young.

Public Rights of Way Team

Growth, Highways and Infrastructure

Suffolk County Council

Phoenix House, 3 Goddard Road, Ipswich IP1 5NP

PROWplanning@suffolk.gov.uk

From: Water Hydrants
Sent: 15 July 2022 09:26
To: BMSDC Planning Area Team Yellow
Subject: FW: MSDC
Planning Consultation Request - DC/22/03464 - RES Fire Ref.: F221522

FAO: Averil Goudy

Good Morning,

Thank you for your letter regarding the Reserved Matters for this site. Could you please ensure that Condition 37, in the original Decision Notice for planning application DC/21/00407, follows this build to its conclusion. If you have any queries, please let us know, quoting the above Fire Ref. number.

Kind regards,

A Sturdy

Admin to Water Officer Fire and Public Safety Directorate, SCC 3rd Floor, Lime Block,
Endeavour House Russell Road, IP1 2BX
Tel.: 01473 260564
Team Mailbox: water.hydrants@suffolk.gov.uk

My work days are Mon, Tues, Wed & Fri

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

Sent: 10 Aug 2022 02:06:14

To:

Cc:

Subject: FW: Reserved Matters Application DC/22/03464 - Gateway 14, Land Between The A1120 And A14, Stowmarket: Archaeology

Attachments:

From: Matthew Baker <Matthew.Baker@suffolk.gov.uk>

Sent: 10 August 2022 13:42

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

Subject: Reserved Matters Application DC/22/03464 - Gateway 14, Land Between The A1120 And A14, Stowmarket: Archaeology

Dear Averil,

The archaeological fieldwork for the Gateway 14 site has been completed, and we are currently awaiting the submission of the post excavation assessment report and updated project design for review.

Archaeological reporting is secured by condition on the Outline planning permission DC/21/00407, and as such there is no requirement for additional conditions for archaeological reporting to be applied to the Reserved Matters.

Kind regards,

Matthew

Matthew Baker
Senior Archaeological Officer

Suffolk County Council Archaeological Service,
Bury Resource Centre,
Hollow Road,
Bury St Edmunds,
IP32 7AY

Tel.: 01284 741329

Mob.: 07707 649302

Email: matthew.baker@suffolk.gov.uk

Website: <http://www.suffolk.gov.uk/archaeology>

Suffolk Heritage Explorer: <https://heritage.suffolk.gov.uk>

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HERITAGE CONSULTATION RESPONSE

Application Reference: DC/22/03464

Proposal: Business development

Address: Gateway 14, Stowmarket

Date: 01.08.2022

Summary

1. I consider that the details as submitted at reserved matters stage would cause less than substantial harm to designated heritage assets because it would detract from the spacious rural setting of the listed Clamp Farmhouse and Clamp Farm Cottages.
2. The level of harm for the details as proposed for Plot 4000 due to its layout and scale is rated medium.
3. Officers and/or Members should consider whether the degree of harm is clearly and convincingly justified by any public benefits.

The proposal is for the submission of details for appearance, landscaping, layout, and scale for Plot 4000 including an updated environmental statement.

As identified at outline stage, the works have the potential to cause a level of less than substantial harm rated not more than medium to the settings of several designated heritage assets, insofar as they contribute to their significance. The levels of potential harm identified considered the entire Gateway 14 development, and as such may differ from the current reserved matters proposal for Plot 4000 individually.

Distances from the nearest point of the Plot 4000 site boundary and nearest part of the main building as proposed are approximately: converted barns - 55m west / 200m, Clamp Farm Cottages - 60m west / 170m west, Clamp Farm - 105m west / 225m west.

The distance of the nearest point of the large building proposed in Plot 4000 is about 10-15m further than the closest buildings identified at outline stage from the indicative masterplan for Plot 3000. The proposed bunding between the site and the listed buildings is outside the current site plan to the east.

Appearance

The proposed main building for Plot 4000 has a barrel-vaulted roof with an eaves height of about +50m and ridge height of just under +54m. It is to be externally covered in predominantly vertically aligned metal cladding with smaller areas of horizontally aligned metal cladding below the eaves.



Babergh and Mid Suffolk District Councils

Endeavour House 8 Russell Road Ipswich IP1 2BX

Telephone: (0300) 1234000

www.babergh.gov.uk

www.midsuffolk.gov.uk

The proposed refuse and recycling unit to the south of the main building mirrors its design. An open cycle store with a similar segmented roof is sited to the east and gatehouse building to the north.

The barrel-vaulted roof of the main building, with the segmented roofscape along the south east and north west elevations, provides a less monotonous roof form over such a large and relatively un-fenestrated building. Each 'vault' helps to give the impression of a separate building or bay and softens the visual mass in views of the skyline. A similar effect has been achieved by use of shades of grey and blue in vertical bands to again give the impression of externally expressed bays.

The use of a similar scheme of details for the refuse and recycling unit is considered appropriate. The use of a similar barrel-vaulted style roof on the open cycle storage will also help to avoid an uncharacteristically long roof form. The proposed gatehouse is of a standard cabin design and is relatively small in scale.

Landscaping

The proposed bunding is outside of the current site boundary, however details of some proposed planting and hard surface treatments have been provided.

The proposed hard surface treatments include Tarmac entrance roads, concrete block paving to the entrance and parking bays and concrete service yards. A band of turf and tree planting all around the site including between the proposed parking space and bund on the eastern extent of the site is proposed, with a larger area of landscaped green space to the north.

Although details of the landscaping to the wider site are not submitted, it appears from indicative photographs and wireframes that the mitigating effect of the landscaping will be in line with indications at Outline stage. The case officer should satisfy themselves that suitable details of landscaping in this area are secured.

Layout

The orientation of the large building within Plot 4000 remains largely unchanged from the indicative site plan submitted at outline stage. Plots 4100, 4200 and 4300 have been removed from the phased site plan to accommodate a larger single building within Plot 4000, which limits the number of arrangements possible within the space.

The proposed access road is sited to the north of the building, with lorry parking to the north, west and south. A small area of lorry parking is also designated for container storage as required to the west. The siting of these provisions away from the east boundary closest to the group of listed farmhouse buildings is considered the most appropriate arrangement. Car parking, cycle storage and a bus stop are located along the eastern boundary. These are likely to be less noisy and visually intrusive than lorry parking, and should help provide further distance between the historic buildings and the large proposed building on Plot 4000. The siting of the gatehouse along the access road has also been positioned further to the west of the site, which should help prevent queuing closer to the historic farmstead.



Scale

As mentioned above, the scale of the large building within Plot 4000 has been increased by roughly 75m in depth and 30m in length from the building envelope shown on the indicative site plans. Similarly, the refuse and recycling building has increased 2m in depth but has been reduced 20m in length.

As one of the phases closest to the historic farmstead group, and by far the largest single building proposed, a considerable proportion of the potential harm identified at outline stage is considered to come from Plot 4000. The large scale of this building is incongruous to the surrounding environment, and the further increase in its scale serves to increase its impact. On balance, it is felt that the impact of the increase in scale is mitigated from causing further harm by the above identified mitigations.

Whilst elements of the proposed detailing have been chosen to reduce the impact of Plot 4000, it is still considered that the proposed development would negatively impact the character of spacious land to the west which currently contributes considerably to understanding and appreciation of the significance of the historic farmstead group.

Conclusion

In conclusion, it is considered that the proposal would cause a medium level of less than substantial harm to the settings of Clamp Farmhouse and Clamp Farm Cottages. In terms of the NPPF, this harm and any harm arising from other aspects of the proposal should be balanced and considered against any justification from potential public benefits to be secured.

Katherine Pannifer
Heritage Officer
Babergh and Mid Suffolk District Councils - Working Together



Place Services
Essex County Council
County Hall, Chelmsford
Essex, CM1 1QH
T: 0333 013 6840
www.placeservices.co.uk
[@PlaceServices](https://twitter.com/PlaceServices)



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

13/09/2022

For the attention of: Averil Goudy

Ref: DC/22/03464; Gateway 14, Land Between The A1120 And A14, , Stowmarket, Suffolk

Thank you for re-consulting us on the Application for Approval of Reserved Matters following grant of Outline Application DC/21/00407 Town and Country Planning Order 2015 - Hybrid Application for the phased employment-led redevelopment of Land at Mill Lane, Stowmarket (Gateway 14) including: Full Planning for site enabling works phase comprising, ground remodelling, utility diversions, installation of framework landscaping, creation of new footpath links, installation of primary substation, highways works including stopping up of Mill Lane, new all modes link from the A1120 Cedars Link to Mill Lane, new footway cycleway over the existing A1120 overbridge, installation of toucan crossing on the A1120 Cedars Link, footpath connection to the Gipping Valley Way, foul and surface water drainage infrastructure, outfalls and associated works: Outline Planning Permission (all matters reserved, except for access) for the erection of buildings comprising employment and commercial use, open space and landscaping, car and cycle parking, highway works, and other associated works (additional plans, documents and EIA information received 08/04/2021) and subsequent ES addendum letter received 17th June 2021. Submission of Details for Appearance, Landscaping, Layout and Scale for Plot 4000 including updated Environmental Statement July 2022.

This response relates to the Reserved Matters only and focuses on the additional and amended documents submitted since our previous letter dated 17th August 2022. Having reviewed the revised documents we welcome and support the amendments including relocation of the cycle storage, changes to the colour of the building and additional information regarding levels and SuDS storage.

Furthermore based on discussions had with the applicant we are now satisfied that while only a small portion of the roof is currently proposed to receive PV Solar Panels, to serve the plot's own needs, that the structure will be specified to be capable of being retrofitted, should the need arise once other plots at Gateway 14 are developed or when a connection to the grid can be established.

In summary, we are now satisfied that our previously raised concerns have been address and can **recommend approval** of reserved matters.

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

Kind regards,

Kim Howell BA (Hons) DipLA CMLI
Landscape Consultant

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

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

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

Sent: 29 Jul 2022 11:13:27

To:

Cc:

Subject: FW: MSDC Planning Consultation Request - DC/22/03464 - RES

Attachments:

From: Katherine Davies

Sent: 29 July 2022 10:42

To: BMSDC Planning Area Team Yellow

Cc: Averil Goudy

Subject: RE: MSDC Planning Consultation Request - DC/22/03464 - RES

Dear Averil,

RE: APPLICATION FOR RESERVED MATTERS - DC/22/03464.

Many thanks for the opportunity to comment on the above.

My response relates to the following aspects of the application for reserved matters only:

new footway cycleway over the existing A1120 overbridge, installation of toucan crossing on the A1120 Cedars Link, footpath connection to the Gipping Valley Way, cycle parking.

I do not object to any of the above, and welcome the inclusion of active travel provision to encourage walking and cycling into and around the site.

I would like to take this opportunity to strongly recommend and advise that all infrastructure is built/implemented to the standards laid out in the [LTN 1/20 cycle infrastructure design standards](#).

I would also like to echo the comments made by SCC Highways regarding the need for provision within the employment buildings themselves that facilitate cycling to the site (e.g. showers and lockers) to accompany the cycle parking provision.

Kind regards,

Katherine Davies

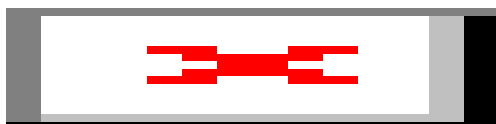
Sustainable Travel Officer

Babergh and Mid Suffolk District Councils - Working Together

t: 01449 724659 m: 07707301655

e: katherine.davies@baberghmidsuffolk.gov.uk

w: www.babergh.gov.uk www.midsuffolk.gov.uk



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

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

Sent: 14 July 2022 12:36

To: Katherine Davies <Katherine.Davies@baberghmidsuffolk.gov.uk>

Subject: MSDC Planning Consultation Request - DC/22/03464 - RES

Please find attached planning consultation request letter relating to planning application - DC/22/03464 - Gateway 14, Land Between The A1120 And A14, , Stowmarket, Suffolk,

Kind Regards

Planning Support Team

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

Sent: 05 Sep 2022 12:42:41

To:

Cc:

Subject: FW: MSDC Planning Consultation Request - DC/22/03464 - RES

Attachments:

From: BMSDC Public Realm Consultation Mailbox <consultpublicrealm@baberghmidsuffolk.gov.uk>

Sent: 05 September 2022 12:34

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

Subject: FW: MSDC Planning Consultation Request - DC/22/03464 - RES

Good afternoon

Thank you for consulting Public Realm on this application. Although this does not involve Public Realm, the application includes detail of biodiversity gain, and therefore I have passed it (via this email) to our biodiversity officer, [@Richard Parmee](#), for his consideration and comment.

[@Richard Parmee](#) I asked for a three week consultation period to give you time to study the documents etc and so deadline for response on this is 22nd September 2022. For your information our initial response to the outline application was as below:
"From: BMSDC Public Realm Consultation Mailbox <consultpublicrealm@baberghmidsuffolk.gov.uk> Sent: 03 February 2021 14:16
To: BMSDC Planning Area Team Blue <planningblue@baberghmidsuffolk.gov.uk> Subject: RE: MSDC Planning Consultation Request DC/21/00407 Public Realm Officers note the inclusion of the 'amenity and biodiversity' zone and the biodiversity enhancements around the site. These are welcomed. Open spaces surrounding this proposed development should be treated as landscaping rather than accessible public open space though some areas serve as footpath or cycle corridors. Public Realm Officers object to the block planting of the banks of the A14 slip road and A1120 junction, part of which is a Roadside Nature Reserve, as these areas already support large populations of Pyramidal Orchids and the Nationally scarce Sulphur Clover amongst other species. These existing banks require management to enhance the grassland habitats rather than dense planting which would destroy the existing grassland communities present. It is disappointing that skylark mitigation habitat has not been provided with the Mid Suffolk District Council area and is proposed near Saxmundham. Whilst providing suitable compensatory habitat is essential this location has no benefit to local bird populations whose habitat is lost nor will it be enjoyed by Mid Suffolk residents. Developers should be tasked with finding a suitable alternative closer to the developed area. Regards Dave Hughes Public Realm Officer

Regards

Nick Elliott

Public Realm Officer – Community Infrastructure

Babergh and Mid Suffolk District Councils – Working Together

www.babergh.gov.uk

www.midsuffolk.gov.uk

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

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

Sent: 01 September 2022 08:36

To: BMSDC Public Realm Consultation Mailbox <consultpublicrealm@baberghmidsuffolk.gov.uk>

Subject: MSDC Planning Consultation Request - DC/22/03464 - RES

Please find attached planning consultation request letter relating to planning application - DC/22/03464 - Gateway 14, Land Between The A1120 And A14, , Stowmarket, Suffolk,

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 Pink <PlanningPink@babberghmidsuffolk.gov.uk>
Sent: 28 Sep 2022 10:05:48
To:
Cc:
Subject: FW: DC/22/03464 - Economy response to consultation
Attachments:

From: Michelle Gordon <Michelle.Gordon@babberghmidsuffolk.gov.uk>
Sent: 28 September 2022 09:26
To: Averil Goudy <Averil.Goudy@babberghmidsuffolk.gov.uk>
Subject: DC/22/03464 - Economy response to consultation

The Economy team are supportive of this application and welcome the applicant's ambitions for this building to be BREAAAM Excellent and to incorporate a range of sustainability measures that will contribute to the net zero ambitions for this site.

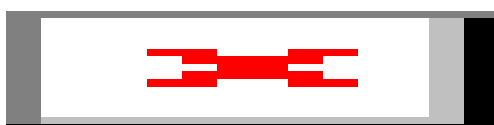
Gateway 14 is a key strategic employment site and part of Freeport East, so we welcome the early confirmation of the site's first occupier and the progression of development on this site. This will ensure that economic benefits for Stowmarket and the wider region are realised in the short term.

We welcome the proposed creation of 1,650 new jobs, and would request that a complimentary condition on the development of a skills and employment plan, in line with what is required as part of the Outline application, is attached to this permission, should it be approved. This will ensure that the occupier and any specific contractors are fully aware of their obligations in this respect. This should include, as an example, a full breakdown of the types and numbers of roles being created, the skills and experience required, the timeline for recruitment and their proposals for ensuring that local people are encouraged to apply.

As part of the Government conditions for the Freeport East Tax site, the occupier is required to have full engagement with the Freeport programme, so early conversations about their proposals, particularly in respect of skills, net zero and innovation would be welcomed.

Best wishes,

Michelle Gordon – Corporate Manager, Economy & Business
Economic Development & Regeneration Team
Babergh & Mid Suffolk District Councils - Working Together
Office/postal: Endeavour House (First Floor/Gold Block), Russell Road, IPSWICH, Suffolk IP1 2BX
t: 01473 296332 **m:** 07922 416690
e: michelle.gordon@babberghmidsuffolk.gov.uk
www.babergh.gov.uk | www.midsuffolk.gov.uk



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

Sent: 04 Aug 2022 10:06:40

To:

Cc:

Subject: FW: (310120) DC/22/03464. Air Quality.

Attachments:

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

Sent: 04 August 2022 10:03

To: Averil Goudy <Averil.Goudy@babberghmidsuffolk.gov.uk>

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

Subject: (310120) DC/22/03464. Air Quality.

EP Reference : 310120

DC/22/03464. Air Quality.

Land between A1120, Stowmarket &, Mill Lane, Creeting St Peter, IPSWICH, Suffolk.

Application for Approval of Reserved Matters following grant of Outline Application DC/21/00407 Town and Country Planning Order 2015 - Hybrid Application for the phased employment-led redevelopment of Land at ...

Many thanks for your request for comments in relation to the above application. I can confirm that I have no comments to make with respect to local air quality management. The original outline permission has no reserved matters or conditions relating to local air quality management.

Regards

Nathan

Nathan Pittam BSc. (Hons.) PhD

Senior Environmental Management Officer

Babergh and Mid Suffolk District Councils – Working Together

e: Nathan.pittam@babberghmidsuffolk.gov.uk

w: www.babergh.gov.uk www.midsuffolk.gov.uk



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

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

Sent: 04 Aug 2022 09:58:03

To:

Cc:

Subject: FW: (310121) DC/22/03464. Land Contamination

Attachments:

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

Sent: 04 August 2022 09:54

To: Averil Goudy <Averil.Goudy@babberghmidsuffolk.gov.uk>

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

Subject: (310121) DC/22/03464. Land Contamination

EP Reference : 310121

DC/22/03464. Land Contamination

Land between A1120, Stowmarket &, Mill Lane, Creting St Peter, IPSWICH, Suffolk.

Application for Approval of Reserved Matters following grant of Outline Application DC/21/00407 Town and Country Planning Order 2015 - Hybrid Application for the phased employment-led redevelopment of Land at ...

Many thanks for your request for comments in relation to the above application. I can confirm that I have no comments to make with respect to land contamination. The original outline permission has no reserved matters or conditions relating to land contamination

Regards

Nathan

Nathan Pittam BSc. (Hons.) PhD

Senior Environmental Management Officer

Babergh and Mid Suffolk District Councils – Working Together

e: Nathan.pittam@babberghmidsuffolk.gov.uk

w: www.babergh.gov.uk www.midsuffolk.gov.uk



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

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

Sent: 16 Sep 2022 08:57:25

To:

Cc:

Subject: FW: WK311950 DC2203464

Attachments:

From: Andy Rutson-Edwards <Andy.Rutson-Edwards@babberghmidsuffolk.gov.uk>

Sent: 15 September 2022 16:47

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

Subject: WK311950 DC2203464

Environmental Health - Noise/Odour/Light/Smoke

APPLICATION FOR RESERVED MATTERS - DC/22/03464

Proposal: Application for Approval of Reserved Matters following grant of Outline Application DC/21/00407 Town and Country Planning Order 2015 - Hybrid Application for the phased employment-led redevelopment of Land at Mill Lane, Stowmarket (Gateway 14) including:

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

Outline Planning Permission (all matters reserved, except for access) for the erection of buildings comprising employment and commercial use, open space and landscaping, car and cycle parking, highway works, and other associated works (additional plans, documents and EIA information received 08/04/2021) and subsequent ES addendum letter received 17th June 2021. Submission of Details for Appearance, Landscaping, Layout and Scale for Plot 4000 including updated Environmental Statement July 2022.

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

Reason(s) for re-consultation: Amended documents and response to consultee comments received 19th-22nd August 2022

Thank you for re consulting me on this application

Within the BWB reply dated 19 August 2022 there is reference to the primary substation and acknowledgement that low frequency noise within the 125 Hz octave band has a tonal feature within substation noise.

“In accordance with BS 4142 2 , consideration must be given to the potential for acoustic characteristics or features of the noise source, which may result in increased perceptibility. Transformer noise is not noted generally as being impulsive or intermittent, however, it is commonly associated with tonality (most dominant in the 125 Hz octave band).”

However, from our conversation it appears that the substation is outside of the planning red line for this application.

The submitted assessment concludes the following:

In accordance with Condition 46, which is the subject of the July noise assessment, the cumulative rating level from HGV-related activity and fixed plant should be no greater than 5 dB above the background sound level (LA90,T). For the daytime, this results in a level of 48 dB, and for the night, a level of 44 dB. The predicted rating levels (LAR,Tr) from HGV-related activity in the July noise assessment are 37 dB during the daytime and 38 dB during the night, respectively.

I am satisfied that the layout, HGV movement and fixed and plant assumptions along with the predicted noise levels are satisfactory to meet condition 46.

Are you able to include the wording from condition 46 of the full application in this decision to ensure consistency in the noise levels set :

CUMULATIVE RATING NOISE LEVEL RESTRICTION The cumulative rating noise level from all on-site commercial and industrial operations, including noise from HGVs, fixed plant and equipment, should be assessed and controlled such that noise levels when assessed in accordance with BS4142 are no greater than 5dB above the background sound level established in Chapter 8 Noise and Vibration, unless otherwise agreed in writing with the Local Planning Authority. Reason - To enable the Local Planning Authority to retain control over the development in the interests of amenity

I am satisfied that the lighting assessment demonstrates that the lux levels on vertical plane at the nearest residential premises is acceptable and reduces the likelihood of a detriment to their amenity.

Please condition that the lighting shall be installed as described in the lighting assessment and plan, serviced and maintained in line with the manufacturer's instructions throughout the lifetime of the development being in beneficial use to protect the nearby existing amenity.

Andy

Andy Rutson-Edwards, MCIEH AMIOA
Senior Environmental Protection Officer
Babergh and Mid Suffolk District Council - Working Together

Tel: 01449 724727

Email andy.rutson-edwards@baberghmidsuffolk.gov.uk
www.babergh.gov.uk www.midsuffolk.gov.uk

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

Sent: 03 Aug 2022 03:06:55

To:

Cc:

Subject: FW: DC/22/03464

Attachments:

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

Sent: 03 August 2022 14:59

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

Subject: DC/22/03464

Dear Averil,

APPLICATION FOR RESERVED MATTERS - DC/22/03464

Proposal: Application for Approval of Reserved Matters following grant of Outline Application DC/21/00407 Town and Country Planning Order 2015 - Hybrid Application for the phased employment-led redevelopment of Land at Mill Lane, Stowmarket (Gateway 14) including: Full Planning for site enabling works phase comprising, ground remodelling, utility diversions, installation of framework landscaping, creation of new footpath links, installation of primary substation, highways works including stopping up of Mill Lane, new all modes link from the A1120 Cedars Link to Mill Lane, new footway cycleway over the existing A1120 overbridge, installation of toucan crossing on the A1120 Cedars Link, footpath connection to the Gipping Valley Way, foul and surface water drainage infrastructure, outfalls and associated works: Outline Planning Permission (all matters reserved, except for access) for the erection of buildings comprising employment and commercial use, open space and landscaping, car and cycle parking, highway works, and other associated works (additional plans, documents and EIA information received 08/04/2021) and subsequent ES addendum letter received 17th June 2021. Submission of Details for Appearance, Landscaping, Layout and Scale for Plot 4000 including updated Environmental Statement July 2022.

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

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

I have viewed the applicant's documents, namely the Environmental, Energy and Sustainability, Planning statements, and the BREEAM pre assessment. I note the contents therein.

I am satisfied with the content in the documents mentioned above and they meet the requirements of the relevant conditions in the full planning grant. Therefore, I have no objection or further comments to make about the application.

Regards

Peter

Peter Chisnall, CEnv, MIEMA, CEnvH, MCIEH
Babergh and Mid Suffolk Council – Working Together
Tel: 01449 724611
Mob: 07849 353674
Email: peter.chisnall@baberghmidsuffolk.gov.uk
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23rd September 2022

Averil Goudy
Mid Suffolk District Council

Thank you for requesting advice on this discharge of condition 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/22/03464
Location: Gateway 14, Land Between The A1120 And A14, Stowmarket Suffolk
Proposal: Application for Approval of Reserved Matters following grant of Outline Application DC/21/00407 Town and Country Planning Order 2015 - Hybrid Application for the phased employment-led redevelopment of Land at Mill Lane, Stowmarket (Gateway 14) including: Full Planning for site enabling works phase comprising, ground remodelling, utility diversions, installation of framework landscaping, creation of new footpath links, installation of primary substation, highways works including stopping up of Mill Lane, new all modes link from the A1120 Cedars Link to Mill Lane, new footway cycleway over the existing A1120 overbridge, installation of toucan crossing on the A1120 Cedars Link, footpath connection to the Gipping Valley Way, foul and surface water drainage infrastructure, outfalls and associated works: Outline Planning Permission (all matters reserved, except for access) for the erection of buildings comprising employment and commercial use, open space and landscaping, car and cycle parking, highway works, and other associated works (additional plans, documents and EIA information received 08/04/2021) and subsequent ES addendum letter received 17th June 2021. Submission of Details for Appearance, Landscaping, Layout and Scale for Plot 4000 including updated Environmental Statement July 2022.

Dear Averil,

Thank you for re-consulting Place Services on the above reserved matters application for Plot 4000.

No ecological objection

Summary

We have now reviewed the submitted External Lighting Lux Level Plot sheets 1 and 2 Rev P03 (Hydrock KTA, July 2022), the further amended Detailed Soft Landscape Proposal for Plot 400 sheets 21a-26a Rev C (James Blake Associates, September 2022), the design stage Biodiversity Net Gain Calculation Statement Final (James Blake Associates, July 2022) and the full Defra Biodiversity Metric 3.1 calculations for Plot 4000 at Gateway 14.

We are satisfied that there is sufficient ecological information available for determination of this application for Plot 4000 in line with the development as consented at outline stage and that the



application can be made acceptable by conditions already secured under the outline consent DC/21/00407.

BNG amendments

We appreciate that the habitat baseline for the site was purely arable and the grassland & hedgerows to be created have been assigned to moderate condition and distinctiveness scores as this is considered as realistic and deliverable. This provides certainty for the LPA that the Biodiversity Net Gain (BNG) to be delivered and will be at least provide 10% each for both habitat and hedgerow units.

We are satisfied that the Biodiversity Net Gain Calculation Statement Final (James Blake Associates, July 2022) and the full Defra Biodiversity Metric 3.1 calculations for Plot 4000 at Gateway 14 provide sufficient detail on the BNG to be delivered at design stage for determination of this application. This is necessary in order to demonstrate measurable net gains for biodiversity and allow the LPA to discharge its duties under the NPPF (2021).

Our previous comments highlighted that the habitat units identified include wet wildflower seed mixtures and planting mixes for the SuDS areas which are likely to dry for most of the year and may not be seasonally wet. As the BNG assessment has not been amended, this is an issue that will need to be kept under review under the long term LEMP to ensure delivery of sustainable grassland habitats created. We will provide these comments when asked to support discharge of Condition 23 (Biodiversity Net Gain Design Stage report) of outline consent DC/21/00407.

LEMP

We note that the above submitted documents provide some of the detail required to discharge Condition 23 (Biodiversity Net Gain Design Stage report). However, we also note that the details of long-term management of habitats to be created in Plot 4000, are also required by Condition 23. These will need to be provided in the Landscape & Ecological Management Plan (LEMP) secured under Condition 28 of the outline consent.

We highlight that the LEMP (Condition 28) - as recently submitted under DC/22/03786 alongside the Landscape Management Plan (Condition 27) - will need to cover a period of 32 years to part discharge this condition for Plot 4000 and ensure delivery of the BNG units promised as well as habitat distinctiveness and condition, connectivity and ecological functionality. Whilst we will provide detailed comments in our response to DC/22/03786 on the long-term management of habitats created, we are satisfied that the mechanism to deliver BNG will also support discharge of Condition 23 (BNG) – we await consultation on this - though the details still need to be cross referenced with Landscape Management Plan to avoid any conflicts and also deliver the promised ecological connectivity and ecological functionality.

Lighting

We are pleased that the External Lighting Lux Level Plot sheets 1 and 2 Rev P06 (Hydrock KTA, September 2022) provide some of the detail required by Condition 29 (Lighting Design Scheme).

The strategic landscaping areas to be planted with trees & shrubs and the SuDS areas appear to be subject in places to higher level of light than the native species-rich hedgerows planted on the boundaries. The design of the development has embedded low light levels on the boundary to avoid impacts on nocturnal wildlife e.g. foraging or commuting bats, so and we welcome that the updated



plans confirms that the a backlight shield has been added to fittings at the south and west boundary. This will also be needed adjacent to landscaped areas to ensure that the soft landscaping will not, when mature, not be subject to light spillage across the site “so that it can be clearly demonstrated that areas to be lit will not disturb or prevent bats using their territory.” as this is required by Condition 29 (lighting design).

Subject to the updated External Lighting Lux Level Plot drawings being further amended to confirm that these areas as indicated on the amended Detailed Soft Landscape Proposal for Plot 400 sheets 21a-26a Rev C (James Blake Associates, September 2022) will not be affected by light spillage, the development can be made acceptable. We therefore recommend that this is secured under Condition 29 when submitted for discharge.

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

Recommendation

Biodiversity issues have been considered and appropriate and deliverable mitigation, compensation and enhancement measures have already been secured by conditions of outline consent DC/21/00407 to deliver at least 10% biodiversity net gain. We therefore have no ecological objection to the details provided for this development.

Best wishes

Sue Hooton CEnv MCIEEM BSc (Hons)

Principal Ecological Consultant
Place Services at Essex County Council

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

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

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

Sent: 10 Aug 2022 11:37:47

To:

Cc:

Subject: FW: PLN-0113506 & PLN-0120017-DC/22/03464 - Gateway 14, Land Between The A1120 And A14, Stowmarket, Suffolk

Attachments:

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

Sent: 10 August 2022 10:08

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

Subject: RE: PLN-0113506 & PLN-0120017-DC/22/03464 - Gateway 14, Land Between The A1120 And A14, Stowmarket, Suffolk



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Good morning, Planning team

Our reference: PLN-0113506 & PLN-0120017

Our engineers reviewed the submitted documents and can confirm we have no additional comments to add to our previous responses.

Kind Regards

Sandra Olim

Pre-Development Advisor

Team: 07929 786 955

Email: planningliaison@anglianwater.co.uk

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

Anglian Water Services Limited

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

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

Sent: 04 August 2022 11:53

Subject: PLN-0113506-DC/22/03464 - Gateway 14, Land Between The A1120 And A14, Stowmarket, Suffolk

***EXTERNAL MAIL* - Please be aware this mail is from an external sender - THINK BEFORE YOU CLICK**

Good Morning,

We would have sent yourself a consultation request for the above application on 14.07.2022. Your consultation request is due to expire on 04.08.2022.

If you do not wish to comment, please respond to this email. If you intend to provide comments, we look forward to receiving these at your earliest convenience.

Kind Regards,

Megan Thomson

Technical Support Officer - Development Management

Sustainable Communities
Babergh and Mid Suffolk District Councils - Working Together
Tel: 0300 1234000 Option 5 Option 3 for Planning
Email: Planning@baberghmidsuffolk.gov.uk
Website: www.babergh.gov.uk www.midsuffolk.gov.uk

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



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Our ref: 22_06880_P

03/08/2022

Your ref: DC/22/03464

Site name/Description: Gateway 14, Land Between
The A1120 And A14, Stowmarket Suffolk

Summary of Proposal: Application for
approval of Reserved Matters relating to plot
4000 of outline application DC/21/00407

Dear Averil Goudy,

The Board has been made aware of the above application and wishes to make the following comments.

The site is adjacent to the Internal Drainage District (IDD) of the East Suffolk Internal Drainage Board (IDB) and surface water from the site will discharge directly to the Board's IDD, therefore the Board's Byelaws apply. Whilst the Board's regulatory process (as set out under the Land Drainage Act 1991 and the Board's Byelaws) is separate from planning, the ability to implement a planning permission may be dependent on the granting of any required consents. As such I strongly recommend that any required consent, as set out below, is sought prior to determination of the planning application. The annexe at the end of this letter outlines the Board's regulatory function and how to apply for Land Drainage Consent.

Having reviewed the documents submitted in support of the above planning application, please be aware of a potential for conflict between the planning process and the Board's regulatory regime, due to the proposed works also requiring Land Drainage Consent from the Board.

A summary of the consents required under the Land Drainage Act 1991 (including Byelaws) is shown in the table below, followed by a more detailed explanation:

Byelaw / Section of Act	Description	Requirement
Byelaw 3	Discharge of water to a watercourse (treated foul or surface water)	Consent required
Section 23, Land Drainage Act 1991	Alteration of a watercourse	Consent not currently required
Byelaw 10	Works within 9 metres of a Board maintained watercourse	Not applicable

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



Byelaw 3 (Surface Water)

The applicant proposes to discharge surface water to the onsite surface water sewer at a rate of 42.9 l/s. I am pleased to see that the applicant has aimed to reduce the discharge to greenfield rate. Regardless of the proposed discharge rate, this proposal will require consent under Byelaw 3, and I recommend that the applicant contacts this office to make an application for this consent at their earliest convenience.

An application for consent will be considered in line with the wider G14 surface water drainage strategy (Richard Jackson Engineering Consultants, 2021) including a total discharge rate to a watercourse within the Board's IDD of 131l/s.

Byelaw 3 (Treated Foul Water)

I note that the applicant intends to dispose of foul water to a main sewer via the wider site's sewer network. Should the applicant's proposals change to include the discharge of treated foul water to a watercourse within the Board's IDD, consent would be required under Byelaw 3.

Section 23, Land Drainage Act 1991

I am not aware of any riparian owned/maintained watercourses within or adjacent to the site boundary, however this should be confirmed by the applicant. Should the applicant's proposals include works to alter a watercourse, or if works are proposed to alter a watercourse at any time in the future, consent would be required under the Land Drainage Act 1991.

Byelaw 10

There are no Board maintained watercourses within or adjacent to the site boundary therefore Byelaw 10 does not apply.

Please see the supplementary information overleaf for further detail on the Board's policy and consenting process.

If, following review of our comments and supporting policy documents linked below, you wish to discuss any of the requirements I have raised, please contact the Board using the details at the head of this letter.

Yours sincerely,

Ellie

Eleanor Roberts
Senior Sustainable Development Officer
Water Management Alliance

How to Apply for Land Drainage Consent

To apply for Land Drainage Consent please complete an application form.

Application forms, application fees and 'Frequently Asked Questions' can be found on the 'Development' section of the Board's website, here:

<https://www.wlma.org.uk/east-suffolk-idb/development/>

For any additional help please call us on 01553 819600 or email planning@wlma.org.uk.

Byelaws

East Suffolk IDB Byelaws can be found via the following link:

https://www.wlma.org.uk/uploads/ESIDB_Byelaws.pdf

Mapping

Mapping of the district can be viewed via the following link:

https://www.wlma.org.uk/uploads/ESIDB_Index_plan.pdf

Planning and Byelaw Strategy

The Board's Planning and Byelaw Strategy seeks to provide:

- Guidance on how (and why) the Board will review and comment on planning applications.
- Information on the policies against which the Board will assess and determine applications.
- Guidance to riparian (waterside) landowners regarding watercourse maintenance.

The Planning and Byelaw Strategy can be found via the following link:

https://www.wlma.org.uk/uploads/WMA_Planning_and_Byelaw_Policy.pdf

Arterial Watercourses

Maps on the Board's website show which watercourses are designated as Arterial Watercourses by the Board. You may also have heard these watercourses referred to as 'Main Drains' or 'Maintained Watercourses'. The designation is an acknowledgement by the Board that the watercourse is of arterial importance to the Internal Drainage District and as such will normally receive maintenance from the IDB using the Board's Permissive Powers. Although the Board opts to proactively maintain this arterial network, there is no change in the ownership or liability associated with the watercourse resulting from this designation.

Why we have commented on this application:

By engaging with the planning process the Board is seeking to:

- Reduce flood risk to communities within the Internal Drainage District
- Promote sustainable development in sustainable locations by supporting sound planning decisions in accordance with the National Planning Policy Framework (especially [Paragraph 167](#)) and the [Non-standard technical standards for SuDS](#).
- Reduce the potential for conflict between the planning process and the Board's regulatory process.

For further information please refer to the Board's Planning and Byelaw Strategy.

The Stowmarket Society



Sustainable Communities
Babergh and Mid Suffolk Councils
Endeavour House
Russell Road
Ipswich
IP1 2BX

2 August 2022

Dear Sirs

DC/22/03464 - Application for Approval of Reserved Matters following grant of Outline Application DC/21/00407 - Land at Mill Lane, Stowmarket (Gateway 14) - Submission of Details for Appearance, Landscaping, Layout and Scale for Plot

We wish to submit our comments on this application.

As with previous applications for this site, a significant concern is around issues of connectivity to Stowmarket and the need for inclusion of transport measures which will mitigate the intrinsic unsustainability of this kind of development being dependent on heavy use of motorised road transport.

In that context the planning authorities should be ensuring that as many employees as possible will wish to cycle to work and/or walk to work. The question is how the facility is plugged into the cycle and pedestrian circulatory routes of the town and how attractive those links are to potential users. One issue that has concerned us is the making of a connection to the Gipping Valley Riverside Path and possible upgrading of some lengths to combined footpath/cycleway. We can find no reference to it in the documents. A proposed site plan suggests a long and featureless straight drive adjacent to the south boundary of the site with some unspecified connection to the river, but this is vague, and the connection is not in the application site. This route would provide a most attractive alternative to the dismal prospect for commuters from south Stowmarket of cycling on the A1120 Cedars Link Road. If you and the developer are determined not to include our suggestion the scheme must at least include works along the Cedars Link Road to widen the footway enough to provide a shared footpath/cycleway separated from the road carriageway.

Sustainable Communities
Babergh and Mid Suffolk Councils
2 August 2022
Page 2 of 2

We suggest the applicants be asked to explain further some suitable and attractive proposals for pedestrian and cycle connections to the site. It would be very welcome if they would finance the upgrading of some of the river path.

Yours faithfully

A handwritten signature in black ink, appearing to read 'J Pattle', written over a circular scribble.

J Pattle Secretary

The Stowmarket Society, 19 Bond Street, Stowmarket, IP14 1HR

Philip Isbell – Chief Planning Officer
Sustainable Communities

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

Website: www.midsuffolk.gov.uk



PLANNING PERMISSION

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

Correspondence Address:

Miss Hannah Walker
65 Gresham Street
London
EC2V 7NQ

Applicant:

Gateway 14 Limited
C/O Agent

Date Application Received: 21-Jan-21

Application Reference: DC/21/00407

Date Registered: 27-Jan-21

Proposal & Location of Development:

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

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

Section A – Plans & Documents:

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

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

Elevations - Proposed 1902 01 Substation - Received 21/01/2021
Drainage Details 60417 PP 001 - Received 21/01/2021
Highway Access Plan 60417/PP011 - Received 21/01/2021

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

Section B:

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

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

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

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

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

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

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

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

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

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

3. APPROVED PLANS & DOCUMENTS

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

11. CUT AND FILL AND LIMIT ON BUILDING HEIGHTS

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

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

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

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

12. LIMIT ON DEVELOPMENT AREAS

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

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

13. SPECIFIC RESTRICTION ON DEVELOPMENT WITHIN THE FLOODPLAIN

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

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

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

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

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

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

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

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

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

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

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

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

The CSWMP shall include:

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

i. Temporary drainage systems

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

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

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

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

The scheme shall be fully implemented as approved.

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

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

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

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

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

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

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

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

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

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

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

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

The Construction Management Plan shall include the following matters:

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

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

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

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

18. RESTRICTION ON LOCATION OF STORAGE IN THE FLOODPLAIN

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

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

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

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

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

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

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

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

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

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

The CEMP Landscape shall include the following:

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

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

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

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

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

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

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

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

22. ACTION REQUIRED IN ACCORDANCE WITH ECOLOGICAL APPRAISAL RECOMMENDATIONS

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

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

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

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

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

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

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

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

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

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

24. TIME LIMIT ON DEVELOPMENT BEFORE FURTHER SURVEYS ARE REQUIRED

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

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

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

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

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

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

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

The Skylark Mitigation Strategy shall include the following:

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

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

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

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

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

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

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

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

27. ACTION REQUIRED: LANDSCAPE MANAGEMENT PLAN

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

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

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

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

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

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

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

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

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

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

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

29. CONCURRENT WITH RESERVED MATTERS: LIGHTING DESIGN SCHEME

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

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

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

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

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

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

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

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

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

Reason: To provide suitable nesting opportunities to enhance biodiversity.

31. ARBORICULTURAL RECOMMENDATIONS

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

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

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

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

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

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

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

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

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

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

33. ACTION REQUIRED: VIBROCOMPACTION OR DISPLACEMENT PILING

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

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

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

34. ACTION REQUIRED PRIOR TO COMMENCEMENT: FENCING

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

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

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

No development shall take place within areas B, C, D or E including the buffer zone areas marked in red on plan 'Mitigation Area Plan Buffer Zone' until the implementation of a programme of archaeological work has been secured for that part or phase, in accordance with a Written Scheme of Investigation which has been submitted to and approved in writing by the Local Planning Authority.

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

- a. The programme and methodology of site investigation and recording.
- b. The programme for post investigation assessment.
- c. Provision to be made for analysis of the site investigation and recording.
- d. Provision to be made for publication and dissemination of the analysis and records of the site investigation.
- e. Provision to be made for archive deposition of the analysis and records of the site investigation.
- f. Nomination of a competent person or persons/organisation to undertake the works set out within the Written Scheme of Investigation.
- g. The site investigation shall be completed prior to development, or in such other phased arrangement, as agreed and approved in writing by the Local Planning Authority.
- h. Mitigation details for the preservation in situ of archaeological features within areas C, D and E, and a management plan for the ongoing protection of these areas in perpetuity.

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

INFORMATIVE:

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

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

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

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

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

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

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

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

36. ACTION REQUIRED PRIOR TO FIRST OCCUPATION: ARCHAEOLOGICAL INVESTIGATION

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

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

37. ACTION REQUIRED PRIOR TO OCCUPATION: FIRE HYDRANTS

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

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

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

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

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

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

39. ON GOING REQUIREMENT: RESTRICTION ON CONSTRUCTION OPERATION TIMES

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

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

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

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

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

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

40. ACTION REQUIRED: TIMES OF OPERATION TO BE AGREED

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

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

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

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

41. ACTION REQUIRED: USE OF MACHINERY

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

44. ACTION REQUIRED: BREEAM

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

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

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

45. ACTION REQUIRED: OFFICE NOISE LEVELS

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

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

46. CUMULATIVE RATING NOISE LEVEL RESTRICTION

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

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

47. ACTION REQUIRED CONCURRENT WITH RESERVED MATTERS: DESIGN CODE

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

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

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

48. ACTION REQUIRED PRIOR TO COMMENCEMENT: ACCESS

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

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

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

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

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

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

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

Concurrent with the submission of the first reserved matters application for each part or phase, (save for site clearance and technical investigations) details of the estate roads and footpaths for that part or phase, (including layout, levels, gradients, surfacing and means of surface water drainage), shall be submitted to and approved in writing by the Local Planning Authority.

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

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

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

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

52. ACTION REQUIRED PRIOR TO FIRST OCCUPATION: TRAVEL PLAN

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

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

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

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

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

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

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

Prior to the first use/occupation of a part or phase, details of the areas to be provided for secured cycle storage for both customers and employees and details of changing facilities including storage lockers and showers shall be submitted to and approved in writing by the Local Planning Authority.

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

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

54. ACTION REQUIRED DURING DEVELOPMENT: CONTAMINATION

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

The remediation strategy shall be implemented as approved.

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

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

Prior to the commencement of works within Plot 1000:

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

b) an application to divert Footpath 1 shall be made

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

CONDITIONS IN RELATION TO THE FULL PART OF THE APPLICATION

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

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

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

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

57. APPROVED PLANS & DOCUMENTS

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

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

58. ACTION REQUIRED PRIOR TO COMMENCEMENT: PHASING PLAN

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

The sequence of works shall:

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

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

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

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

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

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

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

60. SPECIFIC RESTRICTION ON DEVELOPMENT WITHIN THE FLOODPLAIN

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

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

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

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

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

61. IMPLEMENTATION OF SURFACE WATER AND FLOOD RISK ASSESSMENT

The strategy for the disposal of surface water and the Flood Risk Assessment (FRA) shall be implemented as set out in the approved report (dated March 20201, ref: 60417-PP-001 Rev D).

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

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

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

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

The approved CSWMP shall include:

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

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

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

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

63. ACTION REQUIRED ON COMPLETION: SURFACE WATER DRAINAGE VERIFICATION

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

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

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

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

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

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

The Construction Management Plan shall include the following matters:

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

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

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

65. RESTRICTION ON LOCATION OF STORAGE IN THE FLOODPLAIN

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

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

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

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

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

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

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

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

The CEMP Landscape shall include the following:

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

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

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

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

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

The CEMP (Biodiversity) shall include the following:

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

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

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

69. ACTION REQUIRED IN ACCORDANCE WITH ECOLOGICAL APPRAISAL RECOMMENDATIONS

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

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

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

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

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

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

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

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

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

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

71. PRIOR TO COMMENCEMENT: SKYLARK MITIGATION STRATEGY

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

The Skylark Mitigation Strategy shall include the following:

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

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

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

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

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

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

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

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

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

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

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

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

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

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

74. ACTION REQUIRED: IMPLEMENTATION OF LANDSCAPING

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

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

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

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

75. LIGHTING DESIGN SCHEME

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

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

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

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

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

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

No development shall take place within areas B, C, D or E including the buffer zone areas marked in red on plan 'Mitigation Area Plan Buffer Zone' until the implementation of a programme of archaeological work has been secured, in accordance with a Written Scheme of Investigation which has been submitted to and approved in writing by the Local Planning Authority.

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

- a. The programme and methodology of site investigation and recording.
- b. The programme for post investigation assessment.
- c. Provision to be made for analysis of the site investigation and recording.
- d. Provision to be made for publication and dissemination of the analysis and records of the site investigation.
- e. Provision to be made for archive deposition of the analysis and records of the site investigation.
- f. Nomination of a competent person or persons/organisation to undertake the works set out within the Written Scheme of Investigation.

- g. The site investigation shall be completed prior to development, or in such other phased arrangement, as agreed and approved in writing by the Local Planning Authority.
- h. Mitigation details for the preservation in situ of archaeological features within areas C, D and E, and a management plan for the ongoing protection of these areas in perpetuity.

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

INFORMATIVE:

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

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

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

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

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

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

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

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

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

77. ACTION REQUIRED PRIOR TO FIRST OCCUPATION: ARCHAEOLOGICAL ASSESSMENT

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

REASON:

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

Objective SO 4 of Mid Suffolk District Council Core Strategy Development Plan Document (2008) and the National Planning Policy Framework (2019).

78. COMPLIANCE WITH ARBORICULTURAL REPORT

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

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

79. ACTION REQUIRED; DUST ASSESSMENT AND MITIGATION

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

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

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

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

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

81. ON GOING REQUIREMENT: RESTRICTION ON CONSTRUCTION OPERATION TIMES

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

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

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

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

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

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

82. ACTION REQUIRED: USE OF MACHINERY

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

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

83. ACTION REQUIRED DURING DEVELOPMENT: CONTAMINATION

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

The remediation strategy shall be implemented as approved.

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

SUMMARY OF POLICIES WHICH ARE RELEVANT TO THE DECISION:

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

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

NOTES:

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

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

2. NOTES The Local Planning Authority recommends that developers of housing estates should enter into formal agreement with the Highway Authority under Section 38 of the Highways Act 1980 relating to the construction and subsequent adoption of Estate Roads. The works within the public highway will be required to be designed and constructed in accordance with the County Council's specification. The applicant will also be required to enter into a legal agreement under the provisions of Section 278 of the Highways Act 1980 relating to the construction and subsequent adoption of the highway improvements. Amongst other things the Agreement will cover the specification of the highway works, safety audit procedures, construction and supervision and inspection of the works, bonding arrangements, indemnity of the County Council regarding noise insulation and land compensation claims, commuted sums, and changes to the existing street lighting and signing. The granting of planning permission IS SEPARATE to any consents that may be required in relation to PROW. It DOES NOT give authorisation for structures such as gates to be erected on a PROW, or the temporary or permanent closure or diversion of a PROW. Nothing may be done to close, alter the alignment, width, surface or condition of a PROW, or to create a structure such as a gate upon a PROW, without the due legal process being followed, and permission being granted from the Rights of Way & Access Team as appropriate. Permission may or may not be granted depending on all the circumstances. For further information go to <http://www.suffolkpublicrightsofway.org.uk> and www.suffolk.gov.uk/roads-and-transport/public-rights-of-way-in-suffolk.

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

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

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

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

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

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

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

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

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

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

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

This relates to document reference: DC/21/00407

Signed: Philip Isbell

Dated: 5th November 2021

**Chief Planning Officer
Sustainable Communities**

Important Notes to be read in conjunction with your Decision Notice

Please read carefully

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

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

Discharging your obligations under a condition:

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

Building Control:

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

Appeals to the Secretary of State

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

Planning Applications: Section 78 Town and Country Planning Act 1990

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

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

Town and Country Planning (Control of Advertisements) Regulations 2007

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

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

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

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

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