

Title: Constraints Map

Reference: 3328/15

Site: Grove Farm
Mill Lane Creeting St Peter

Listed Buildings

Listed Buildings



MID SUFFOLK DISTRICT COUNCIL
 131, High Street, Needham Market, IP6 8DL
 Telephone : 01449 724500
 email: customerservice@csduk.com
 www.midsuffolk.gov.uk

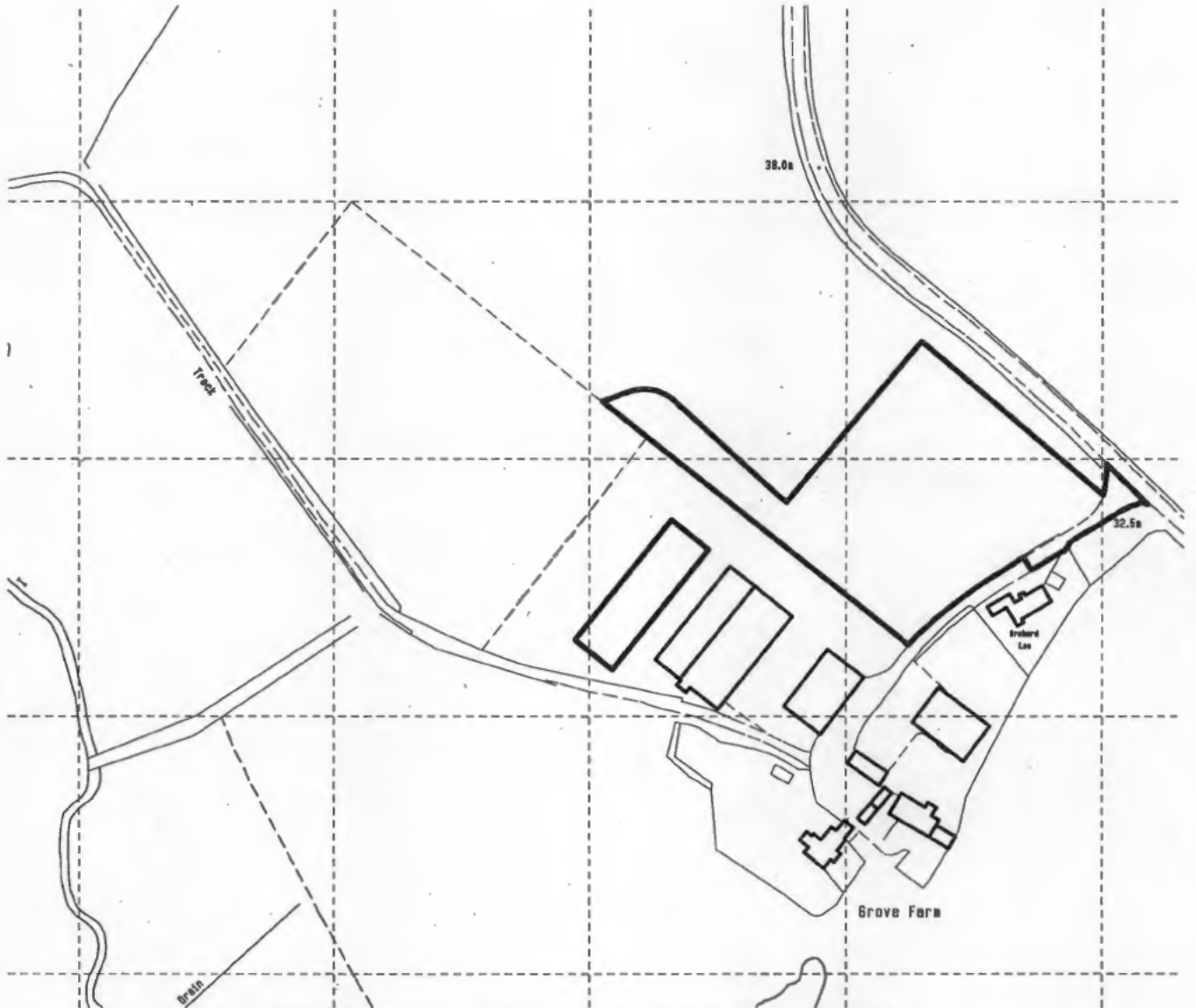


SCALE 1:2000

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PROPOSED INDUSTRIAL BUILDING
Poundfield Products, Grove Farm, Creeting St Peter, IP6 8QG
 Scale 1:2500
3408-01A

Revisions:

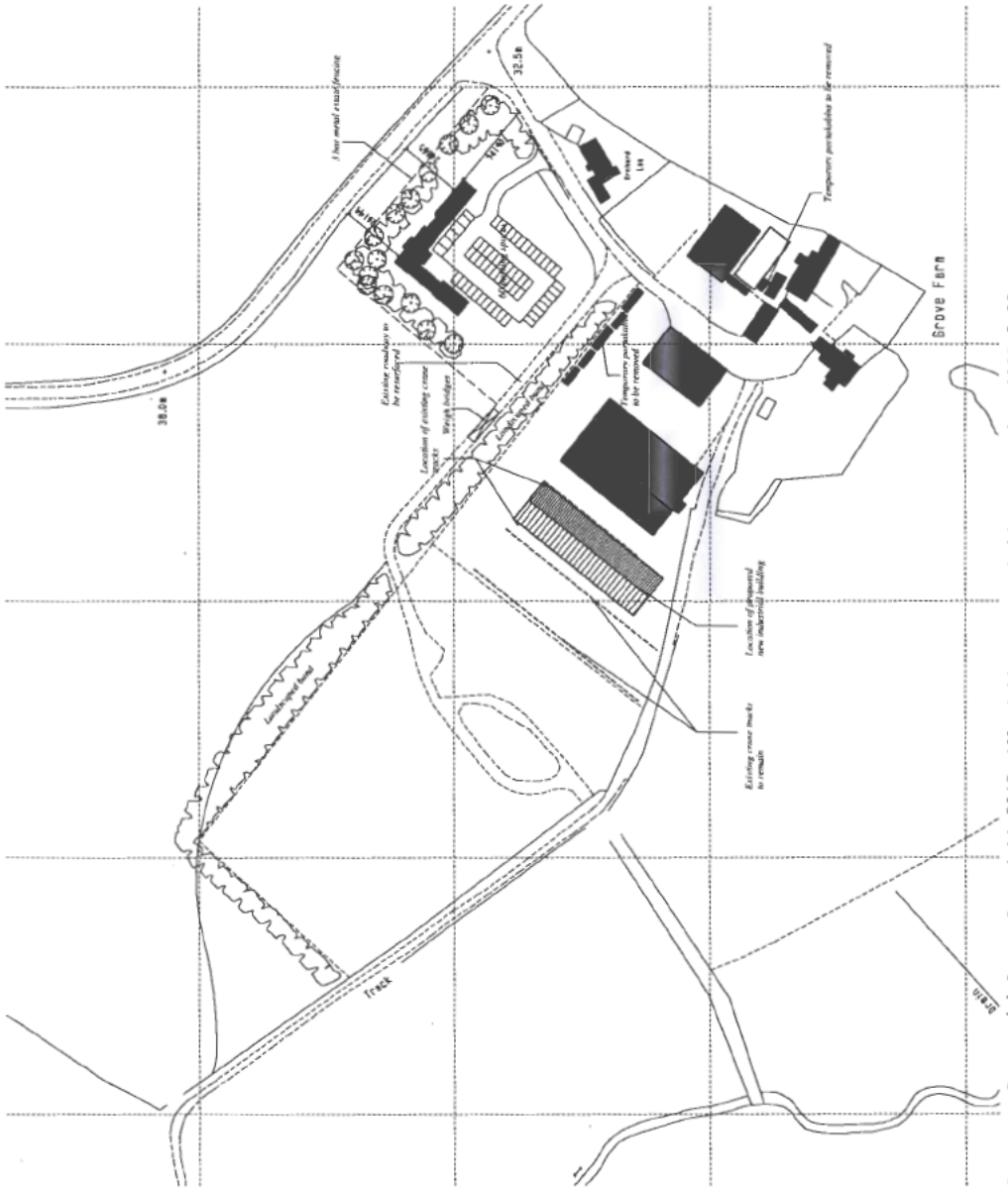
Patrick Allen Ltd.
 2 Grange Business Centre
 Tommy Flowers Drive
 Grange Farm, Kesgrave
 Ipswich, Suffolk, IP5 2BY

Tel: 01473 620660
 Fax: 01473 620627
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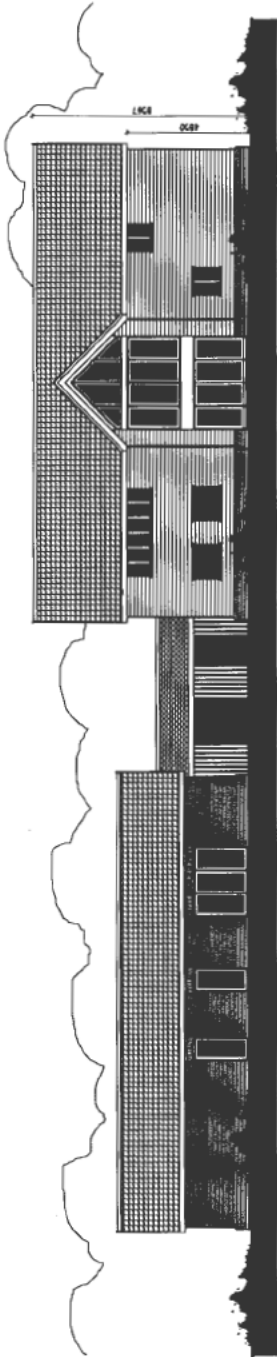
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ARCHITECTS
 1 Longwalk Road, Longwalk, Co. Wick
 Tel: 01 977 42807
 Fax: 01 977 42807
 www.peterandpeter.com

PROPOSED OFFICE BUILDING
 Poundfield Products, Grove Farm, Creeting St Peter, IP6 8QG
 POUNDFIELD PRODUCTS
 SITE PLAN - AS PROPOSED

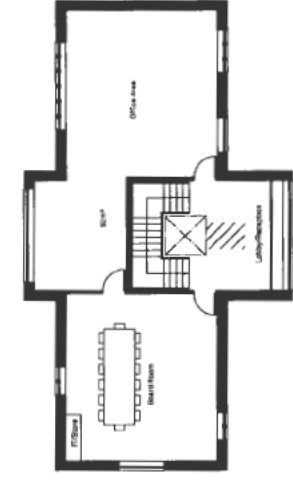
DATE: 21/12/11
 DRAWN BY: A.J.
 CHECKED BY: A.J.
 3483-04D

All floor planing and design are conceptual.
 All dimensions are shown in feet and inches. All dimensions are shown in feet and inches. All dimensions are shown in feet and inches.

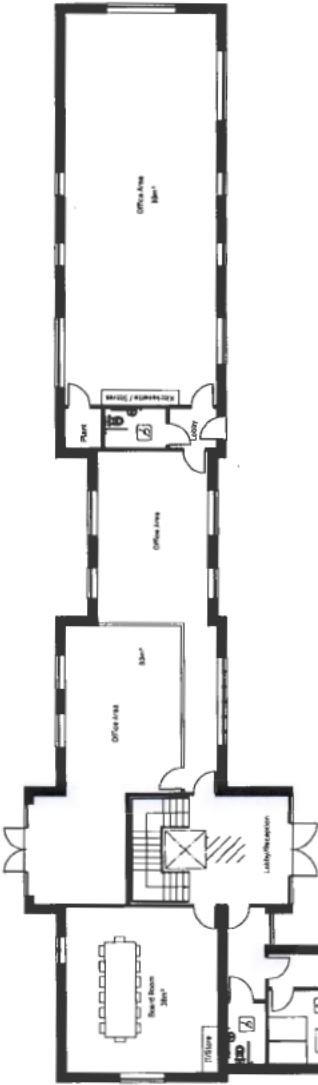


North East Elevation

8775 4950 8375 4718 17600



First Floor Plan



Ground Floor Plan

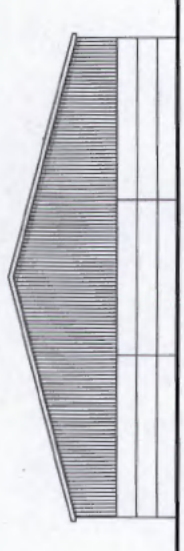


North West Elevation

Patrick Allen & Associates Architects 10000 Old York Road Suite 100 York, PA 17403 Phone: 717.333.1111 Fax: 717.333.1112	
Proposed Office Building, Poundfield Products, Inc. Grove Farm, Creating St. Peter, PA 806.	
Client: Poundfield Products	Drawing No.: 3483-03E
Scheme Design: Plans & Elevations	Date: July 2014
Drawing Scale: 1/8" = 1'-0"	Project No.: 3483-03E
Drawing No.: 3483-03E	Date: July 2014
Drawing Scale: 1/8" = 1'-0"	Project No.: 3483-03E



NORTH EAST ELEVATION (FRONT)



SOUTH WEST ELEVATION



SOUTH EAST ELEVATION



NORTH WEST ELEVATION



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CLIENT: FOUNDATION PRODUCTS
 PROJECT: PROPOSED INDUSTRIAL BUILDING
 DATE: 11/11/2011

ARCHITECTS

15000 Highway 100
 Suite 100
 Houston, Texas 77058
 Phone: 281.463.1111
 Fax: 281.463.1112
 www.architects.com

PROPOSED INDUSTRIAL BUILDING
 Foundation Products, Grove Farm, Crofting St Peter, LN8 8QG
FOUNDATIONS PRODUCTS
PLANS & ELEVATIONS - AS PROPOSED

DATE	11/11/2011	BY	AL
DESCRIPTION	AS	DATE	11/11/2011

3-408-04A

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CREETING ST PETER PARISH COUNCIL

www.creetingstpeter.onesuffolk.net

Please reply to the Clerk:

Mrs Jennie Blackburn
The Wren
1 All Saints Road
Creeting St Mary
IPSWICH
Suffolk IP6 8NF

Tel: [REDACTED]

email: pc@creetingstpeter.suffolk.gov.uk

F.A.O. Rebecca Biggs
Planning Department
Mid-Suffolk District Council

20th November 2015

Dear Rebecca

MID SUFFOLK DISTRICT COUNCIL
PLANNING CONTROL
RECEIVED
23 NOV 2015
ACKNOWLEDGED.....74.....
DATE.....23/11/15.....
PASS TO.....RB.....

Re: Planning Application 3328/15 - Erection of new offices, layout of new car park, erection of new industrial building, resurfacing of roadway and installation of weighbridge. Grove Farm, Creeting St Peter for Poundland Products Ltd

Please see below representations of Creeting St Peter Parish Council in relation to the above planning application:

Creeting St Peter Parish Council has carefully considered the application and, having taken all material considerations into account are extremely concerned with the obvious and unacceptable impact which would ensue, and **STRONGLY OBJECT**.

Whilst industrial and commercial growth is important to the area and district as a source of employment and to the economy in general, it should not be at the expense of its overall impact on the parish and, in this case, surrounding highway network. The planning system should be robust and positive enough to control the aspirations of private landowners by being able to direct such major development to properly designated areas rather than highly unsustainable locations such as presently proposed. As noted below, such an area will shortly be available close-by, having been specifically identified for industrial and commercial development following extensive public consultation, a specific process that has never been undertaken in respect of the Grove Farm site.

No sustainability test has been proposed or addressed in this case. There is absolutely no identified need at all for this type of heavy industrial operation to take place on this

site. It appears to have simply developed here because of land ownership issues, and not through any special need associated with its surroundings or, indeed, the highway network, labour supply or market.

This point is emphasised by the fact that there is absolutely no need to allow the consolidation of a use in open rural agricultural countryside outside any area specifically allocated or identified for industrial and commercial use. Indeed, the Council have actively promoted the development of a close-by major new industrial area, some of which does fall within Creeting St Peter parish. Unlike the Grove Farm site, the new area would be properly laid out, serviced, have close public-service links and, importantly, have direct links to the primary road network, the A14. The applicants and the Council should look to this site on which the company's aspirations could clearly be met without impacting on the parish to such an unacceptable degree. There can be no sustainability argument based on land value or ownership. If there was, industry and commerce would always seek a commercial advantage by developing privately owned sites or open agricultural land on an ad-hoc basis rendering the planning system worthless.

In particular the Parish Council's objections are as follows:-

1. **The proposal would result in further serious visual intrusion into open rural countryside by the erection of a massive new industrial building and office building. The industrial buildings 60 metres (195 feet) in length and some 6.7 metres (22 feet) in height, a floor area of over 1,100 square metres (well over 200,000 square feet) is totally inappropriate. Similarly, the office building having elevations on a prominent roadside site of 41 metres (133 feet) and 32 metres (104 feet) would further introduce a totally inappropriate intrusive structure in the open countryside.**
2. **Overall the proposal would have the potential, on which the application is completely silent, of generating significant additional HGV and other vehicular movements along narrow country lanes without footway, lighting or level verges to the serious detriment of highway safety. We say this, even in the knowledge that the County Surveyor has, surprisingly, raised no objections. It is difficult to know how he has reached such a conclusion as the application is completely inadequate in any explanation of the impact of traffic generation. Such major investment could not possibly be justified if the end result did not enable increased production. We therefore raise strong concerns on highway grounds and specifically question the County Surveyor's recommendation which is at complete odds with our analysis.**
3. **The proposed site extension incorporating the car park towards the highway frontage is totally unacceptable and would clearly result in totally unacceptable visual intrusion, light pollution and noise.**
4. **What happens to the site if the company fails or the market changes? This is a serious and vital point to be considered taking into account the site's location, scale of buildings and highway connection. What other business other than warehousing could possibly take place on the huge floor space?**

This point would not be important if the development was located on a properly serviced industrial area.

5. The proposed weighbridge is of concern because there is absolutely no reference in the application details as to whether or not it is proposed as a public facility and therefore capable of generating unknown and unwanted HGV movements to the application site.
6. The application is not supported in any meaningful way by any proper evidence sufficient to justify such major rural development un-associated with any rural industry, with the location of raw materials or labour. There is no justification at all to have any major office building on the site. Such investment in office accommodation should reasonably be expected to be made on a proper serviced area in a sustainable location which this is not. All staff, visitors and business connections will have to rely on private transport, there being no meaningful public transport alternative.

Far from being in compliance with extant and emerging national and local planning policies, this application is clearly contrary to the interests of proper planning. The application should be **REFUSED** and, if the applicants have obvious intentions to expand, be encouraged to re-locate to properly serviced **sustainable land** on which to fulfil their ambitions and not at the expense of the local environment and especially highway safety.

Yours sincerely

J C Blackburn

Mrs Jennie Blackburn
Clerk to the Council



Creeting St Mary Parish Council

Parish Council Members

Chairman: Cllr N Hardingham
 Cllr A McKelvie
 Cllr N Smart
 Cllr R Coton
 Cllr P Scully
 Cllr J Palmer

All correspondence to:
 Clerk to the Parish Council
 18 St Marys Road
 Creeting St Mary
 Suffolk IP6 8LZ

Tel: 01449 721156

e-mail: clerk.csmpc@yahoo.co.uk

25 November 2015

Planning Office
 Mid Suffolk District Council
 131 High Street
 Needham Market

Dear Sirs

3328/15 Erection of new offices, layout of new car park, erection of new industrial building, resurfacing of roadway and installation of a weighbridge. Grove Farm, Mill Lane, Creeting St Peter, IP6 8QG

On behalf of Creeting St Mary Parish Council I have been asked to write to you to formally **object** to the above proposed planning application taking into account the following criteria.

- **Development within special landscape area**
 The proposed development is unsuitable and totally out of character for this rural area.
- **Retaining high quality agricultural land**
 It is planned to build the proposed offices and car park on high quality arable land which by implication, will be lost for good.
- **Extensions to industrial and commercial premises**
 We believe that an expansion to the existing facility, in spite of the statement in the proposal that production will not increase, will result in increased capacity for just this purpose.
 The increase in office space, albeit for the existing staff's comfort, is unlikely to restrict the numbers of personnel to the present numbers. We believe this will lead to an increase in the number of people and cars using the site.
- **Highways considerations in Development**
 The route of HGVs currently using this site cause considerable traffic issues and extra vehicles would have a further detrimental affect on local rural roads, e.g. Jacks Green Road.
 Further there is evidence of surface flood water from the existing concrete entrance flowing down the road resulting in flooding at Watering Farm.

We trust you will take our comments into account when deciding this application.

Yours faithfully

Mrs A Squirrell
 Parish Clerk



HERITAGE COMMENTS

Application No.: 3328/15
Proposal: Erection of new offices, layout of new car park, erection of new industrial building, resurfacing of roadway and installation of a weighbridge.
Address: Grove Farm, Mill Lane, Creeting St Peter, IP6 8QG
Date: 22nd December 2015

SUMMARY

1. The Heritage Team considers that the proposal would cause some harm to the designated heritage asset, but, as the new office building will be relatively remote and visually separate from the listed building, in an area which contributes little to the asset's significance, the level of harm is assessed as considerably less than substantial, probably relatively minor.
2. The Heritage Team advises that a condition controlling the facing and roofing materials used for the new office buildings should be imposed.

DISCUSSION

This site lies within the setting of Grove Farmhouse, which is listed at grade II. The conservation issue to consider is the effect of the development on the setting and thus the significance of Grove Farmhouse as a designated heritage asset. The development includes a new industrial building to the north-west of the existing site, and a complex of office buildings on agricultural land between the existing site and Mill Lane.

The setting of Grove farmhouse is already much altered from the time when the farmhouse was the focal building of a working farm and includes a number of large, modern industrial buildings. These lie mostly to the north of the farmhouse, and the site for the new offices lies beyond these, even further to the north. The new industrial building will be located to the north-west of the existing site, in an area already in industrial use. The principal elevation of the farmhouse looks south-east and the view up from the south, from the road bridge near The Watering, is clearly the principal view of the building. The new office buildings, although probably visible from the south, will have only a slight impact on this principal view, the roof of the two-storey element appearing probably as one more roof in amongst a number of existing modern roofs. The single-storey elements may not be visible at all from the south. The new industrial building to the north-west will be completely hidden behind existing buildings in views from the south. The view most seriously affected is likely to be that from the north-east, from Mill Lane. From here, however, the farmhouse itself can only be seen in glimpsed views, as it is largely hidden behind existing modern buildings.

Given its location and context, the new industrial building is unlikely to have any harmful effect on the setting or significance of Grove Farmhouse. Whilst the new office development, especially the two-storey element, could be prominent in views from some

directions, it is likely to intrude only minimally on what appear to be the principal views of the building from the south and south-east. The contribution to the significance of the asset made by the area of the setting where the new development is proposed is limited by the lawful developments that have already taken place on the site. Overall, the level of additional harm to significance is likely to be less than substantial, probably considerably so, and in fact relatively minor.

The case officer must now weigh up this low level of harm against the public benefits of the scheme. These appear to be considerable however, and it would be surprising if the public benefits in this case did not outweigh the low level of harm to the significance of the asset.

The prominence and visual disruption of the development could be lessened in any case by controlling the external facing and roofing materials used for the new office buildings. The two-storey element in particular appears to be designed to resemble a traditional barn and if the roofing and facing materials are consistent with this, it should help to soften the disruptive visual impact of the development.

Name: William Wall
Position: Enabling Officer - Heritage

DEVELOPMENT CONTROL

□ MID SUFFOLK DISTRICT
COUNCIL
ENVIRONMENTAL

Planning Consultation – Other Issues

Application Reference: 3328/15/FUL	Officer Allocated to: PJS
Location of Proposed Development: Grove Farm, Mill Lane, Creeting St Peter, IP6 8QG	
Details: Erection of new offices, layout of new car park, erection of new industrial building, resurfacing of roadway and installation of a weighbridge.	
Date Documents Received: 27.10.2015	Date Reply Required by Planning: 27.11.15
Objections:	
Recommendations/Comments:	
<p>Thank you for the opportunity to comment on the above application.</p> <p>I have no objection in principle to the proposed development but, with regard to the proposed new industrial building, recommend that working hours and noise are controlled by the same conditions previously applied to other permissions relating to activities at Grove Farm:</p> <ol style="list-style-type: none"> 1) No machinery shall be operated, no process shall be carried out and no deliveries taken at or despatched from the site outside the following times 8 am to 6 pm Monday to Friday and 8 am to 1 pm on Saturdays with no working on Sundays or Bank Holidays. 2) The level of noise emitted from the site during working hours shall not exceed 57 dB measuring as a one hour LAeq at a point 4 metres from the North Western façade of Orchard Lea, Mill Lane. <p>Reason: In the interest of residential amenity.</p> <p>With regard to the proposed offices and car park, I have no objection in principle but the residential amenity at Orchard Lea could be affected by noise as a result of the proposed earlier start of the working day (7 am) at the offices.</p> <p>To ensure that there is no conflict between the occupation of Orchard Lea and operations at Grove Farm, I would recommend that occupation of the dwelling is tied to the business operation at Grove Farm.</p> <p><u>Lighting</u></p> <p>I note that no lighting details have been provided. It is, therefore, strongly recommended that a condition be attached to any permission requiring that no external lighting shall be installed unless details thereof have first been submitted to and approved in writing by the Local Planning Authority. An appropriate scheme of lighting shall include types, angle and position of luminaires, hours of operation, and a polar luminance diagram based on vertical luminance at the site boundary, and at Orchard Lea, the nearest residential property, if this will be effected. Applicants attention should be drawn to the Institution of Lighting Professionals 'Guidance notes for the Reduction of Obtrusive Light'.</p> <p>Reason: In the interest of residential amenity and the avoidance of light pollution.</p>	
Signed: Philippa Stroud	Date: 27 November 2015

DEVELOPMENT CONTROL

MID SUFFOLK DISTRICT
COUNCIL
ENVIRONMENTAL

Planning Consultation – Land Contamination

Application Reference: 3328/15/FUL	Officer Allocated to: PJS
Location of Proposed Development: Grove Farm, Mill Lane, Creeting St Peter, IP6 8QG	
Details: Erection of new offices, layout of new car park, erection of new industrial building, resurfacing of roadway and installation of a weighbridge.	
Date Documents Received: 27.10.2015	Date Reply Required by Planning: 17.11.2015
Objections:	
Recommendations/Comments: Re. Land Contamination Thank you for the opportunity to comment on the above application. We have no objection to the application but request that we are contacted in the event of unexpected ground conditions encountered during construction and that the developer is made aware that the responsibility for the safe development of the site lies with them.	
Signed: Philippa Stroud	Date: 09 November 2015

Your Ref: MS/3328/15
 Our Ref: 570\CON\3357\15
 Date: 10/11/2015
 Highways Enquiries to: kyle.porter@suffolk.gov.uk

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

Email: planningadmin@midsuffolk.gov.uk

The Planning Officer
 Mid Suffolk District Council
 Council Offices
 131 High Street
 Ipswich
 Suffolk
 IP6 8DL

For the Attention of: Rebecca Biggs

TOWN AND COUNTRY PLANNING ACT 1990 - CONSULTATION RETURN MS/3328/15

PROPOSAL: **Erection of new offices, layout of new car park, erection of new industrial building, resurfacing of roadway and installation of a weighbridge**

LOCATION: **Grove Farm, Mill Lane, Creting St Peter, Ipswich, Suffolk**

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

1 P 1

Condition: The use shall not commence until the area(s) within the site shown on Drawing Number: 3483-04D for the purposes of [LOADING, UNLOADING,] manoeuvring and parking of vehicles has been provided and thereafter that area(s) shall be retained and used for no other purposes.

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

2 NOTE 02

Note 2: It is an OFFENCE to carry out works within the public highway, which includes a Public Right of Way, without the permission of the Highway Authority.

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

The County Council's Central Area Manager must be contacted on Telephone: 01473 341414. Further information go to: www.suffolk.gov.uk/environment-and-transport/highways/dropped-kerbs-vehicular-accesses/

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

Yours sincerely,

Mr Kyle Porter
Development Management Technician
 Strategic Development – Resource Management



Ms Rebecca Biggs
Mid Suffolk District Council
Planning Department
131, Council Offices High Street
Needham Market
Ipswich
IP6 8DL

Our ref: AE/2015/119789/02-L01
Your ref: 3328/15
Date: 08 December 2015

Dear Ms Biggs

ERECTION OF NEW OFFICES, LAYOUT OF NEW CAR PARK, ERECTION OF NEW INDUSTRIAL BUILDING, RESURFACING OF ROADWAY AND INSTALLATION OF A WEIGHBRIDGE. GROVE FARM, MILL LANE, CREETING ST PETER, IP6 8QG.

We refer to the email from Phil Cobbold Planning Ltd, received on 16 November 2015, which confirms that foul water will be disposed of via a private treatment plant. According to our maps the site is more than 600m away from the main sewer network. If our maps are correct, the use of non-mains drainage, given the scale of the proposed use, would therefore appear to be appropriate in this case. That said, the method of non-mains disposal should be the most appropriate to minimise the risk to the water environment. We are therefore able to remove our previous objection. We have the following advice on foul water disposal at this site:

The site is located in a groundwater Source Protection Zone 2 and on a Principle Aquifer of intermediate vulnerability. The geology locally is Lowestoft diamicton (till) over crag.

It is not clear from the application whether the proposal is to discharge the sewage effluent from the package treatment plant to ground or surface water. If it is to ground and the total volume discharged is less than 2m³/day and via a Building Standards compliant drainage system then this could be covered by our General Binding Rules (GBR's). If not, then a permit to discharge to ground will be required.

If the discharge is to a surface water then, to be covered by the GBRs, it must discharge less than 5m³/day, otherwise a permit will be required.

No soakaway or infiltration system for foul or clean roof water is to be constructed in ground affected by contamination.

UNCLASSIFIED

We trust this advice is useful.

Yours sincerely

1

Miss Lizzie Griffiths
Sustainable Places - Planning Advisor

Direct dial 0203 025 8439

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

cc Philip Cobbold Planning Consultancy

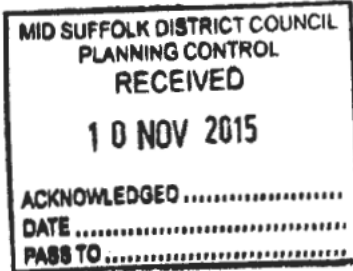
UNCLASSIFIED



Suffolk Fire and Rescue Service

Mid Suffolk District Council
Planning Department
131 High Street
Needham Market
Ipswich
IP6 8DL

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



Your Ref: 15/3328/FUL
Our Ref: FS/F221320
Enquiries to: Angela Kempen
Direct Line: 01473 260588
E-mail: Fire.BusinessSupport@suffolk.gov.uk
Web Address: <http://www.suffolk.gov.uk>

Date: 06/11/2015

Dear Sirs

Poundfield Products Ltd, Grove Farm, Mill Lane, Creting St Peter, Suffolk, IP6 8QG
Planning Application No: 15/3328/FUL

I refer to the above application.

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

Access and Fire Fighting Facilities

Access to buildings for fire appliances and firefighters must meet with the requirements specified in Building Regulations Approved Document B, (Fire Safety), 2006 Edition, incorporating 2010 and 2013 amendments Volume 1 - Part B5, Section 11 dwelling houses, and, similarly, Volume 2, Part B5, Sections 16 and 17 in the case of buildings other than dwelling houses. These requirements may be satisfied with other equivalent standards relating to access for fire fighting, in which case those standards should be quoted in correspondence.

Suffolk Fire and Rescue Service also requires a minimum carrying capacity for hard standing for pumping/high reach appliances of 15/26 tonnes, not 12.5 tonnes as detailed in the Building Regulations 2000 Approved Document B, 2006 Edition, incorporating 2010 and 2013 amendments.

Water Supplies

No additional water supply for fire fighting purposes is required in respect of this planning application.

Continued

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

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

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

Yours faithfully



Mrs A Kempen
Water Officer

Copy; Philip Cobbold Planning Ltd, Mr Philip Cobbold, 42 Beatrice Avenue,
Felixstowe, Suffolk, IP11 9HB

Enc; Sprinkler letter

From: Denis Cooper
Sent: 13 November 2015 15:43
To: Planning Admin
Cc: RM Floods Planning
Subject: 2015-11-13 Consultation response 3328 / 15 Grove Farm, Mill Lane, Creeting St Peter

The following advice from Suffolk County Council's Flood and Water team relates only to surface water (SW) drainage.

Comments

The Design and Access Statement does not mention any proposals for drainage.

The Application form states surface water will be disposed of to soakaways.

The layout plan shows no drainage.

The application does not include a completed Suffolk County Council SW Drainage Pro Forma – this should be a requirement on the Local Validation list.

Ground investigations, including soakage tests in accordance with BRE365, need to be undertaken in order to establish firstly, whether the proposed use of infiltration type drainage is possible, and secondly to provide test values to enable the proposed drainage system to be designed (sized).

If soakage rates are found to be below 5 to 10 mm/Hr then a different runoff destination will need to be used. This might entail using on site attenuation and treatment in a pond at the lowest part of the site and an off site sewer draining to the nearest suitable watercourse.

Maintenance and adoption proposals need to be provided.

Special measures may be needed to prevent pollution of ground water or watercourses, particularly if the proposed development involves making concrete. Cement and concrete must be prevented from entering drainage systems.

Due to the lack of information provided, SCC is unable to advise on whether the proposals are adequate or whether they increase flood risk off the site.

SCC would therefore recommend that further information, including results of ground investigations and a more detailed SW drainage design should be requested and submitted.

The SCC Flood team can then provide further advice on the acceptability of the proposals and, depending on the submission, may then seek a condition regarding details, perhaps as below.

No development shall commence until a scheme for disposal of surface water for the outline site have been submitted and agreed in writing by the Local Planning Authority. This should be informed by soakage tests in accordance with BRE365 and include:

- Details of the soakage tests
- Details including design calculations
- Plans showing exceedance paths and flood storage areas.
- Proposals for water quality
- Proposals for maintenance and management of the surface water drainage scheme.

Informatives

Design standards and links to relevant National Planning Policies and guidance are summarised in SCC's SW drainage guidance documents.

[SCC-Local-SUDS-Guide-May-2015](#)

[SCC-Floods-Planning-protocol](#)

Wherever possible multifunctional above ground SuDS should be used, these provide amenity benefits and deliver improvements in water quality and biodiversity.

Regards

Denis Cooper

Flood and Water Engineer

Flood and Water Management

Resource Management

Suffolk County Council

Tel: 01473 264658

email: denis.cooper@suffolk.gov.uk

Useful Links

[SCC-Floods-Planning-protocol](#)

[SCC-Local-SUDS-Guide-May-2015](#)



Rebecca Biggs
 Planning Department
 Mid Suffolk District Council
 131 High Street
 Needham Market
 IP6 8DL

26/11/2015

Dear Rebecca,

RE: 3328/15 Erection of new offices, layout of new car park, erection of new industrial building, resurfacing of roadway and installation of a weighbridge. Grove Farm, Mill Lane, Creeting St Peter

We note this application and have the following comments:

From the plans available on the Mid Suffolk DC website it is unclear whether the proposed development includes external lighting. Excessive or poorly designed external lighting has the potential to cause significant adverse impacts on nocturnal wildlife such as bats and barn owls. Both bats and barn owls have been recorded in the vicinity of this site. Consent should not be granted for any development which is likely to result in an adverse impact on Protected and/or UK and Suffolk Priority Species such as the species mentioned above.

The site of the proposed development is also within 250m of the River Gipping (Sections) County Wildlife Site (CWS). It should therefore be ensured that, should any further development be consented at this site, appropriate measures are put in place to control any surface water runoff or waste water in order to ensure that it cannot reach the CWS.

If you require any further information please do not hesitate to contact us.

Yours sincerely

James Meyer
 Conservation Planner



Suffolk Wildlife Trust,
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Site Name:	Grove Farmhouse, Mill Lane, IP6 8QG
Planning reference number:	3328/15/FUL
Planning officer:	Rebecca Biggs
Consultant:	David Carlyon
Comments provided on:	23/11/2015

Site Description:

Erection of new offices, layout of new car park, erection of new industrial building, resurfacing of roadway and installation of a weighbridge.

Summary of Energy/Sustainability Approach

Documents Reviewed:

Design and Access Statement, (Phil Cobald Planning Ltd, August 2015)

Policy Interpretations and Building Regulations:

As it currently stands, the applicant has not submitted any information in relation to the proposed energy efficiency and/or sustainability standards of the development.

In order to ensure compliance with the Building Regulations and the Mid Suffolk District Council Core Strategy, the applicant remains required to submit an **Energy/Sustainability Statement** which addresses the outstanding matters in full.

Energy/Sustainability Standards

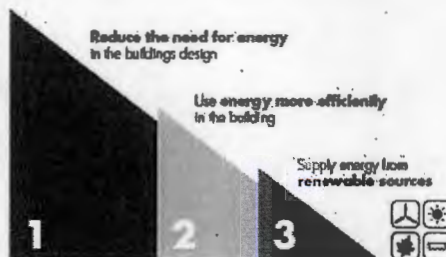
As a large-scale non-residential development, the applicant is required to demonstrate how the development will secure the following energy efficiency and sustainability standards/measures.

Energy Efficiency (CO₂ emissions)/Renewable Energy Technologies:

In accordance with Policy CS 3, the development is required to integrate renewable energy technology in order to provide at least 10% of the predicted energy requirements and additional sustainable construction methods.

In accordance with 3.4 of the Core Strategy, developments are encouraged to reduce energy use, reduce emissions and promote the development of renewable energy through the design specifications of proposed developments. This can be demonstrated through the utilisation of the energy hierarchy:

To reduce a building's carbon footprint, it is important that a simple energy hierarchy is used:



The carbon dioxide emissions reductions at each stage of the energy hierarchy can be detailed through the completion and submission of the 'Carbon Dioxide Emissions Table'.

Next Steps

As stated, the **applicant is required to submit a full Energy/Sustainability Statement** detailing how the development can secure the required energy efficiency and sustainability standards. The following information will need to be included within the Energy/Sustainability Statement at the first instance:

- Breakdown of energy demands (kWh) and associated carbon dioxide emissions (CO₂/kg)
- Submission of the associated National Calculation Methodology results, detailing both the Target Emission Rate (TER) and the Building Emission Rate (BER)
- Full set of U-Values for the proposed development.
- Technical details of any proposed renewable/low-carbon technology installations.

Possible Planning Condition:

If the Council wishes to provide planning permission prior to the approval of the Energy/Sustainability Statement, it is possible to use the following planning condition:

No development works shall be permitted above ground until and Energy and Sustainability Statement has been submitted to and approved in writing by the Local Planning Authority, detailing how the development can secure the required energy efficiency and sustainability standards.

The condition can subsequently be discharged, and the permission of construction works granted, once the applicant has submitted sufficient information to the Local Planning Authority which has been reviewed and approved in writing.

Isolde Cutting Landscape Planning Officer
Natural Environment Team

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Your Ref: 3328 / 15
Our Ref:
Date: 17/11/2015

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Ms Rebecca Biggs
Planning Dept
Mid Suffolk District Council
131 High St
Needham Market
Suffolk
IP6 8DL

Dear Ms Biggs,

Proposal: Erection of new offices, layout of new car park, erection of new industrial building, resurfacing of roadway and installation of a weighbridge.

Location: Grove Farm, Mill Lane, Creting St Peter, IP6 8QG

Based on the information provided by the applicant and a meeting with the production manager, Paul Shepherd, on site on the 10th November 2015, I offer the following comments.

Response

1. The proposal site, for new offices with parking and for a new industrial building, is in a sensitive location because of the following reasons;
 - i. It is in an elevated position overlooking the River Gipping valley, part of which is a Special Landscape Area (see MSDC Saved Policy CL2).
 - ii. It is visible from properties along the access to the site as well as further north along Mill Lane, Mill Lane itself, the A14 and in particular from across the Gipping River valley.
2. There is currently no detailed landscape proposal.
3. The application divides into two parts: the industrial building which is proposed within the existing site of Poundfield Products; and the proposed office block north-west of the existing access road.

The site and the wider landscape

The site is located at the eastern side of the River Gipping valley and is part of the Rolling Valley Farmland and Furze landscape type (type 19, Suffolk Landscape Character Assessment (LCA 2008/11)) and close to the River Gipping Special Landscape Area.

It is visible from many viewpoints from eastern (Mill Lane, A14), northern (residential properties, Mill Lane) and western (Gipping Valley, footpaths) directions.

On the south side of the site is a listed farm house, Grove Farm. Adjacent to the north of this farm house an industrial site, Poundfield Products Ltd., has developed containing several large industrial buildings and gantry cranes.

East of the Poundfield Products Ltd. site and south of the access road is a further residential property, Orchard Lea.

A public footpath leads from the river valley to the industrial site, then changes direction and leads north-east along the industrial site to join Mill Lane further north.

The proposed industrial building

The proposed industrial building is to replace one of two gantry cranes. It would be partially visible from, Orchard Lea, Tophill Cottage and Highway Cottage, Mill Lane, the A14 as well as from across long distances over Gipping Valley, including footpaths.

While the building will be a far more solid structure than the crane, it will be of a lower height (6.7m ridge height rather than 9m), and, given that the colour finish matches the existing buildings, it is expected that the building will be perceived as part of a group. Ensuring the building will blend in with the existing buildings will be very important, as will an appropriate lighting scheme.

The proposed office block and parking

The proposed office building is to be located between the existing Poundfield Products Ltd. site and Mill Lane. According to the design statement "the office building replicates a traditional timber framed barn with a series of adjoining smaller outbuildings". The landscape proposal is at this stage only indicative.

It is noted that the proposal as a whole is situated a lot closer to Mill Lane than the property Orchard Lea, which will make it visually more prominent. The visual change from Orchard Lea looking north-west and approaching the site on Mill Lane traveling north-west will be significant, as the current wide open view will be blocked by the proposed development.

There will also be a distinct visual change from Tophill Cottage and Highway Cottage and the A14, as the new development would be located in front of the Poundfield Products Ltd. industrial site.

There do not appear to be any windows with an open view from Tophill and Highway cottages.

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With an appropriate landscape scheme the visual change that the proposed office building would have, could overall be beneficial in the medium to long term, as a carefully designed and finished office building and successful planting could provide an effective screen and visual transition from open rural landscape to an industrial site.

Existing Landscape scheme

It is noted that a landscape scheme exists, which served to discharge the landscape condition for a previous application (MSDC 0747/12). It was carried out by Westover Landscapes in 2013. It appears that large parts of this scheme are yet to be implemented. This landscape scheme is still relevant and must be implemented in full.

A detailed landscape design scheme for the new proposals will need to build on this previously approved scheme.

The new proposal does seem to incorporate the planting at the entrance to Grove Farm and Poundfield Products Ltd., omits however the tree line along the field edge. With the proposed development the line of trees at the edge of the field becomes less important, as its purpose would have been to form an additional layer of screening.

However, from the drawings of the new proposal, it would appear that there is scope for more comprehensive planting on the south-western and south-eastern side of the proposed car-park. Especially on the south-eastern side of the proposed carpark planting will be required to avoid the property Orchard Lea looking out on a car park instead of an open field.

The Boundary planting on the north-western side currently leaves a large gap. I suggest that the planting in this area should be brought all the way to the existing roadway (towards the bund), that planting should be added further along the existing roadway, and that additional trees should be planted in the triangle that these two planting blocks form, to a achieve a less formal and angular and more natural appearance.

External Lighting

There is currently no scheme provided that specifies the required external lighting for either the proposed industrial building or the proposed office building and car park. An appropriate scheme will need to be submitted in order to minimise light pollution in the countryside as well as to avoid glare onto Orchard Lee, Tophill Cottage, Mill Lane and the A14.

Summary

1. A landscape scheme needs to be agreed, that is appropriate for the scale of the proposed structures as well as for the sensitivity of the location and the character of the landscape.
2. The existing landscape scheme, which is a condition for MSDC application no. 0747/12, needs to form the basis for the new landscape scheme and needs to be implemented as soon as possible.
3. The finishes of both the industrial building as well as the office building, including the car park will be of great importance to minimise the impact on the visual amenity

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of the landscape. I suggest that the colour of the proposed industrial building should be the same as that of the existing industrial buildings on site. All materials and finishes should be agreed by condition.

4. Any required external lighting should also be agreed by condition.

Recommendations

The proposal is acceptable in relation to landscape and visual impact subject to the following conditions;

PRIOR TO COMMENCEMENT: SOFT LANDSCAPING

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 scheme of soft landscaping drawn to a scale of not less than 1:200. The soft landscaping details shall include planting plans; written specifications (including cultivation and other operations associated with plant establishment); schedules of plants noting species, plant sizes and proposed numbers/ densities, weed control and pest protection and maintenance and any tree works to be undertaken during the course of the development. 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.

In addition to having consideration for the landscape and visual impacts of external lighting, in consultation with the SCC Senior ecologist Mrs Sue Hooton, this condition also seeks to minimise the risk of disturbance to bats using the boundary hedgerows and trees and including any new boundary planting. This condition is based on BS42020:2013 *Biodiversity Code of practice for planning and development*. (appendixD3.5)

PRIOR TO COMMENCEMENT: EXTERNAL LIGHTING

No external lighting shall be installed unless details thereof have first been submitted to and approved in writing by the Local Planning Authority. Prior to commencement a detailed lighting scheme for areas to be lit shall be submitted to and approved in writing by the Local Planning Authority. The scheme shall show how and where external lighting will be installed, (through technical specifications and the provision of appropriate lighting contour plans which shall include lux levels of the lighting to be provided), so that it can be;

- a) Clearly demonstrated that areas to be lit have reasonably minimised light pollution, through the use of minimum levels of lighting and features such as full cut off cowls or LED.
- b) Clearly demonstrated that the boundary vegetation to be retained, as well as that to be planted, will not be lit in such a way as to disturb or prevent bats using their territory or having access to their breeding sites and resting places or foraging

areas, through the use of minimum levels of lighting and features such as full cut off cowls or LED.

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

COLOUR MATERIALS AND PARKING

In addition the colour and materials of the proposed buildings and car park should be secured by condition.

Reasons

The proposal can be made acceptable because;

- a) Although the site is in a sensitive location the proposed industrial building would be less high than the existing gantry crane it would replace. As it would be located adjacent to existing similar buildings it is expected that it would be perceived as part of a group and have no significant further adverse impact on the wider landscape. The proposed office building would create a transition from open landscape to industrial unit and could, with careful design, be overall an improvement to the visual amenity, as it would help to screen the industrial site.
- b) I have suggested that the materials, colours and finishes of the proposed buildings and car park and any required lighting should be agreed by condition to safeguard the character and condition of the landscape and minimise the visual impact of the development.

The recommendations have been made having particular regard for both Saved Policy CL2 and Policy CS5 that is; *"Landscape: The Council will protect and conserve landscape qualities taking into account the natural environment and the historical dimension of the landscape as a whole rather than concentrating solely on selected areas, protecting the District's most important components and encourage development that is consistent with conserving its overall character"*

I am available for further discussion with the applicant or their representatives regarding the details of the landscape scheme, if this would be helpful.

Yours sincerely

Isolde Cutting

Landscape Planning Officer