

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 IN ACCORDANCE 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 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: 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 S06 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](http://www.suffolk.gov.uk/planning-waste-and-environment/planning-and-development-advice/travel-plans/information-for-developers))

53. **ACTION REQUIRED PRIOR TO COMMENCEMENT: 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.

56. 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:

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-development-and-flood-risk/construction-surface-water-management-plan/>

63. ACTION REQUIRED ON COMPLETION: SURFACE WATER DRAINAGE VERIFICATION

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

Reason: To ensure that the surface water drainage system has been built in accordance with the approved drawings and is fit to be put into operation and to ensure that the Sustainable Drainage System has been implemented as permitted and that all flood risk assets and their owners are recorded onto the LLFA's statutory flood risk asset register as required under s21 of the Flood and Water Management Act 2020 in order to enable the proper management of flood risk within the county of Suffolk.

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

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

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

The Construction Management Plan shall include the following matters:

- o a photographic survey to be carried out to determine the condition of the carriageway and footways prior to commencement of the works
- o Means of access for construction traffic, including details as to how access will be provided via A1120 and A14, and directed and managed away from Cedars Park and Creting St Peter.
- o haul routes for construction traffic on the highway network and monitoring and review mechanisms.
- o provision of boundary hoarding and lighting



- o details of proposed means of dust suppression
- o details of measures to prevent mud from vehicles leaving the site during construction
- o details of deliveries times to the site during construction phase
- o details of provision to ensure pedestrian and cycle safety
- o programme of works (including measures for traffic management and operating hours)
- o parking and turning for vehicles of site personnel, operatives and visitors
- o loading and unloading of plant and materials
- o storage of plant and materials including location and nature of compounds and storage areas
- o litter management
- o maintain a register of complaints and record of actions taken to deal with such complaints at the site office as specified in the Plan throughout the period of occupation of the site.

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

Reason: To protect neighbouring residential amenity 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 protect neighbouring residential amenity 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.