

Philip Isbell – Chief Planning Officer
Planning – Place Directorate

Mid Suffolk District Council

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Website: www.midsuffolk.gov.uk



Mr Antony Pettifer
Hethel Engineering Centre
Chapman Way
Hethel
Norwich
NR14 8FB
United Kingdom

Please ask for: Finlay McKenzie
Your reference: Bedfield 2 - DOC Application
Our reference: DC/25/03721
E-mail: planningyellow@baberghmidsuffolk.gov.uk
Date: 2nd October 2025

Dear Sir/Madam

DISCHARGE OF CONDITION(S)
TOWN AND COUNTRY PLANNING ACT 1990

Proposal: Discharge of Conditions Application for DC/24/05160 - Conditions 6 (Access Surface), 14 (Investigation and Remediation Method Statement), 15 (Construction Management Plan), 18 (Bats Licence), 19 (Biodiversity Enhancement Strategy) and 20 (Wildlife Sensitive Design Scheme)

Location: Willow Croft, Long Green, Bedfield, Woodbridge Suffolk IP13 7JD

Mid Suffolk District Council hereby gives notice that the details submitted in pursuance to the conditions referred to above have been determined as summarised below in relation to each relevant condition together with any appropriate comments, limitations or advice.

APPROVED CONDITION(S):

6. DISCHARGE REQUIRED: ACCESS SURFACE

Prior to the development hereby permitted being first occupied the new access onto the highway shall be properly surfaced with a bound material for a minimum distance of 5 metres measured from the nearside edge of the metalled carriageway, in accordance with details that shall have previously been submitted to and approved in writing by the Local Planning Authority.

Reason: To ensure construction of a satisfactory access and to avoid unacceptable safety risks arising from materials deposited on the highway from the development.

LPA Decision:

Details as specified within the following Drawings:

Construction Details 1 Drawing No. 29017 - 410

Construction Details 2 Drawing No. 29017 - 411

Phase 2 Proposed Drainage Layout Drawing No. 29017 - 450

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all received on August 21st 2025 have been considered by this Authority in consultation with Suffolk County Council's Transport Planning Technician and are acceptable. This condition has been satisfied subject to implementation in accordance with the wording of the above condition.

14. DISCHARGE REQUIRED: INVESTIGATION AND REMEDIATION METHOD STATEMENT

No development shall take place until:

1. A strategy for investigating any contamination present on site (including ground gases, where appropriate) has been submitted for approval by the Local Planning Authority.
2. Following approval of the strategy, an investigation shall be carried out in accordance with the strategy.
3. A written report shall be submitted detailing the findings of the investigation referred to in (2) above, and an assessment of the risk posed to receptors by the contamination (including ground gases, where appropriate) for approval by the Local Planning Authority.
4. Subject to the findings of the risk assessment to in (3), an options appraisal should be produced and a confirmed Remediation Scheme shall be submitted for approval.

Reason: To identify the extent and mitigate risk to the public, the wider environment and buildings arising from land contamination.

LPA Decision:

Details as specified within the Environmental Report received on August 21st 2025 have been considered by this Authority's Senior Environmental Management Officer and are acceptable. This condition has been satisfied subject to implementation in accordance with the wording of the above condition.

15. DISCHARGE REQUIRED: CONSTRUCTION MANAGEMENT PLAN

Prior to the commencement of development, a Construction Management Plan shall be formally submitted to the Local Planning Authority. The Construction Management Plan shall include the following matters:

- o parking and turning for vehicles of site personnel and visitors.
- o loading and unloading of plant and materials
- o storage of plant and materials o provision and use of wheel washing facilities and carriageway street sweeping.
- o programme of site and all associated works such as utilities including details of traffic management necessary to undertake these works.
- o site working and delivery times
- o provision of boundary hoarding and lighting.
- 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 layout of facilities above to be included on a plan.

Reason: In the interest of highway safety to avoid the hazard caused by mud on the highway and to ensure minimal adverse impact on the public highway during the construction phase. This is a pre-commencement condition because an approved Construction Management Plan must be in place at the outset of the development.

LPA Decision:

Details as specified within the following Drawings:

Construction Details 1 Drawing No. 29017 - 410

Construction Details 2 Drawing No. 29017 - 411

Phase 2 Proposed Drainage Layout Drawing No. 29017 - 450

S278 Highways Works Drawing No. 29017 - 601H

S278 Kerbing and Surfacing Plan Drawing No. 29017 - 602F

all received on August 21st 2025 have been considered by this Authority in consultation with Suffolk County Council's Transport Planning Technician and are acceptable. This condition has been satisfied subject to implementation in accordance with the wording of the above condition.

18. DISCHARGE REQUIRED: SUBMISSION OF A COPY OF EPS MITIGATION LICENCE OR EVIDENCE OF SITE REGISTRATION UNDER A BAT MITIGATION OR EARNED RECOGNITION CLASS LICENCE FOR BATS

Prior to the commencement of any works which will impact the breeding / resting place of bats, the local planning authority shall be provided with either:

- A. a licence issued by Natural England pursuant to Regulation 55 of The Conservation of Habitats and Species Regulations 2017 (as amended) authorizing the specified activity/development to go ahead; or
- B. evidence of site registration supplied by an individual registered to use a Bat Mitigation or Earned Recognition Class Licence; or
- C. a statement in writing from the Natural England to the effect that it does not consider that the specified activity/development will require a licence.

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

LPA Decision:

Details as specified within the WML-CL21 Licence Return received on August 21st 2025 have been considered by this Authority in consultation with Place Services' Ecological Consultant and are acceptable. This condition has been satisfied subject to implementation in accordance with the wording of the above condition.

19. DISCHARGE REQUIRED: BIODIVERSITY ENHANCEMENT STRATEGY

Prior to any works above slab level, a Biodiversity Enhancement Strategy for protected, Priority and threatened species, prepared by a suitably qualified ecologist in line with the recommendations of the Preliminary Ecological Appraisal (James Blake Associates, November 2024), shall be submitted to and approved in writing by the local planning authority. The content of the Biodiversity Enhancement Strategy shall include the following:

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- a) Purpose and conservation objectives for the proposed enhancement measures;
- b) detailed designs or product descriptions to achieve stated objectives;
- c) locations of proposed enhancement measures by appropriate maps and plans (where relevant);
- d) persons responsible for implementing the enhancement measures; and
- e) details of initial aftercare and long-term maintenance (where relevant).

The works shall be implemented in accordance with the approved details shall be retained in that manner thereafter.

Reason: To enhance protected, Priority and threatened species and allow the LPA to discharge its duties under paragraph 187d of NPPF 2024 and s40 of the NERC Act 2006 (as amended).

LPA Decision:

Details as specified within the Biodiversity Enhancement Strategy received on August 21st 2025 have been considered by this Authority in consultation with Place Services' Ecological Consultant and are acceptable. This condition has been satisfied subject to implementation in accordance with the wording of the above condition.

20. DISCHARGE REQUIRED: WILDLIFE SENSITIVE LIGHTING DESIGN SCHEME

Prior to occupation, a "lighting design strategy for biodiversity" in accordance with Guidance Note 08/23 (Institute of Lighting Professionals) shall be submitted to and approved in writing by the local planning authority. The strategy shall:

- a) identify those areas/features on site that are particularly sensitive for bats and that are likely to cause disturbance in or around their breeding sites and resting places or along important routes used to access key areas of their territory, for example, for foraging; and
- b) show how and where external lighting will be installed so that it can be clearly demonstrated that areas to be lit will not disturb or prevent the above species using their territory or having access to their breeding sites and resting places.

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

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

LPA Decision:

Details as specified within the Biodiversity Enhancement Strategy received on August 21st 2025 have been considered by this Authority in consultation with Place Services' Ecological Consultant and are acceptable. This condition has been satisfied subject to implementation in accordance with the wording of the above condition.

You should note that this letter does not waive or exempt you from complying with the specific terms of the conditions on your original planning permission. Please also refer to the wording of all the conditions on your consent regularly during your development to ensure it continues to comply with

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any ongoing requirements. Should you have any further queries please do not hesitate to contact the case officer named at the top of this letter.

Yours faithfully

Philip Isbell
Chief Planning Officer