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## Planning Permission

### Town and Country Planning Act 1990

### The Town and Country Planning (Development Management Procedure) (England) Order 2015

<b>Our reference</b>	DC/22/3313/FUL
<b>Date valid</b>	28 September 2022
<b>Site</b>	Land To The North Of Gray's Lane , Wissett, Halesworth
<b>Parish</b>	Wissett
<b>Proposal</b>	Temporary ground mounted solar photovoltaic (PV) farm with battery energy storage; along with continued agricultural use, ancillary infrastructure, security fencing, landscaping provision, ecological enhancements and associated works.

Permission is hereby **granted** by East Suffolk Council as local planning authority for the purposes of the Town and Country Planning Act 1990, for development in complete accordance with the application shown above, the plan(s) and information contained in the application, and subject to compliance with the following conditions as set out below. Your further attention is drawn to any informatives that may have been included.

In determining the application, the council has given due weight to all material planning considerations including policies within the development plan as follows:

WLP8.39 - Conservation Areas (East Suffolk Council - Waveney Local Plan, Adopted March 2019)

WLP8.40 - Archaeology (East Suffolk Council - Waveney Local Plan, Adopted March 2019)

National Planning Policy Framework 2024

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Historic Environment Supplementary Planning Document (East Suffolk Council, Adopted June 2021)

WLP1.1 - Scale and Location of Growth (East Suffolk Council - Waveney Local Plan, Adopted March 2019)

WLP1.2 - Settlement Boundaries (East Suffolk Council - Waveney Local Plan, Adopted March 2019)

WLP8.21 - Sustainable Transport (East Suffolk Council - Waveney Local Plan, Adopted March 2019)

WLP8.24 - Flood Risk (East Suffolk Council - Waveney Local Plan, Adopted March 2019)

WLP8.27 - Renewable and Low Carbon Energy (East Suffolk Council - Waveney Local Plan, Adopted March 2019)

WLP8.29 - Design (East Suffolk Council - Waveney Local Plan, Adopted March 2019)

WLP8.34 - Biodiversity and Geodiversity (East Suffolk Council - Waveney Local Plan, Adopted March 2019)

WLP8.35 - Landscape Character (East Suffolk Council - Waveney Local Plan, Adopted March 2019)

WLP8.37 - Historic Environment (East Suffolk Council - Waveney Local Plan, Adopted March 2019)

WLP8.38 - Non-Designated Heritage Assets (East Suffolk Council - Waveney Local Plan, Adopted March 2019)

**Conditions:**

1. The development hereby permitted shall be begun within a period of three years beginning with the date of this permission.

Reason: In accordance with Section 91 of the Town and Country Planning Act 1990 as amended.

2. The development hereby permitted shall be carried out in accordance with the following plans and documents:

Drawing No. UKZ139\_09 Rev V1 - Layout Plan - Received 11 October 2024

Drawing No. UKZ139 - BESS Detail Plan - Received 23 August 2024

Drawing No. UKZ139\_04 Rev V1 - Inverter Cabin- Received 18 August 2022

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Drawing No. UKZ139\_03 Rev V1 - PV Panel Elevation - Received 18 August 2022  
Drawing No. UKZ139\_14 Rev V1 - Acoustic Fence - Received 18 August 2022  
Drawing No. UKZ139\_02 Rev V1 - Battery Energy Storage - Received 18 August 2022  
Drawing No. UKZ139\_10 Rev V2 - Deer Fence Typical Arrangement - Received 11 October 2024  
Drawing No. UKZ139\_05 Rev V1 - Double Gate - Received 18 August 2022  
Drawing No. UKZ139\_07 Rev V1 - Substation Elevation Drawing - Received 18 August 2022  
Drawing No. UKZ139\_01 Rev V0 - CCTV - Received 11 October 2024  
Drawing No. UKZ139\_12 Rev V1 - Storage Building - Received 18 August 2022  
Drawing No. UKZ139\_11 Rev V1 - Access Track Section - Received 18 August 2022  
Arboricultural Impact Assessment by Tyler Grange (Dated - 08 October 2024) - TG report No. 17317\_R01\_JP Rev A - Received 09 October 2024  
Land to the North of Gray's Lane, Suffolk R02a\_Arboricultural Note - Received 09 October 2024

Reason: For the avoidance of doubt as to what has been considered and approved.

3. The Local Planning Authority shall be notified in writing, within one calendar month, of the date the development hereby permitted is first commercially operated for the storage or supply of electricity. This permission shall expire 40 years after the date of first commercial operation, or within 12 months of the date the site was last operated, if the site does not supply electrical energy for a continuous period of 12 months, whichever is the sooner.

All equipment, infrastructure, hard surfaces and other parts of the development shall be removed on the expiry of this permission and the land shall be reinstated to its former condition in accordance with a scheme of reinstatement, which shall have previously been submitted to and approved in writing by the Local Planning Authority.

The reinstatement scheme shall include a biodiversity assessment and mitigation and details of any landscape planting to be retained.

Reason: To ensure this permission is a temporary development having an operational life of 40 years and that the land is reinstated in accordance with an agreed strategy after this period.

4. No part of the development shall be commenced until details of the proposed off-site highway improvements indicatively and broadly shown on Drawing No. C22030-ATP-DR-TP-0105 have been submitted to and approved in writing by the Local Planning Authority. The approved scheme shall be laid out and constructed in its entirety prior to carrying out any other part of the development. Construction shall not start on the highway without a section 278 licence.

Reason: To ensure that the necessary highway improvements are designed and constructed to an appropriate specification and made available for use at an appropriate time in the interests of highway safety and sustainable travel. This is a pre-commencement condition

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because the required details relate to off site works that need to be agreed before the development can be said to be acceptable in terms of highway capacity/safety.

5. No part of the development shall be commenced or preparatory works or deliveries shall take place until a photographic condition survey of Grays Lane has been submitted to the Local Planning Authority. Prior to first use of the site a further condition survey shall be carried out and a schedule of repairs provided which shall be approved in writing by the Local Planning Authority. The approved works shall be carried out within 3 months of first use of the site.

Reason: In the interest of highway safety, to ensure that damage to the highway as a result of the development is repaired at the developer's cost and satisfactory access is maintained for the safety of residents and the public. This is a pre-commencement condition because the required survey must be carried out before any development takes place

6. Before the development hereby permitted is commenced a Construction Transport Management Plan shall have been submitted to and approved in writing by the Local Planning Authority. Construction of the development shall not be carried out other than in accordance with the approved plan.

The Construction Management Plan shall include the following matters:

- a) parking and turning for vehicles of site personnel, operatives and visitors
- b) loading and unloading of plant and materials
- c) piling techniques (if applicable)
- d) storage of plant and materials
- e) provision and use of wheel washing facilities
- f) programme of site and all associated works such as utilities including details of traffic management necessary to undertake these works
- g) site working and delivery times
- h) a communications plan to inform local residents of the program of works
- i) provision of boundary hoarding and lighting
- j) details of proposed means of dust suppression
- k) details of measures to prevent mud from vehicles leaving the site during construction
- l) haul routes for construction traffic on the highway network and
- m) monitoring and review mechanisms.
- n) Details of deliveries times to the site during construction phase.
- o) Layout of facilities above to be included on a plan.
- p) Risk assessment for transportation of BESS units.

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.

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7. The noise rating levels, L<sub>A</sub>,T (cumulative noise level from all fixed plant) shall not exceed 30 dBA at the nearest noise sensitive receptor. The noise rating level shall be measured and assessed in accordance with the methodology within BS 4142:2014+A1:2019 unless otherwise approved in writing by the local planning authority.

Reason: In the interests of amenity and the protection of the local environment. To ensure that receptors are adequately protected as part of the development.

8. Within three months of operation, a validation noise survey shall be conducted to check compliance with the agreed operational noise rating level and submitted to and approved in writing with the Local Planning Authority. If the validation noise survey identifies non-compliance with the agreed noise rating level, a scheme identifying appropriate mitigation to secure compliance with the agreed noise rating level shall also be submitted with the validation noise survey, and approved in writing by the Local Planning Authority. The mitigation scheme shall be implemented as approved.

Reason: In the interests of amenity and the protection of the local environment. To ensure that receptors are adequately protected as part of the development.

9. The approved fixed plant items (inverters and sub-stations) shall be maintained and retained in the approved form. Any changes to these fixed plant items shall be notified in writing to the local planning authority for assessment, and will require subsequent approval in writing.

Reason: In the interests of amenity and the protection of the local environment. To ensure that receptors are adequately protected as part of the development.

10. Within 3 months from the commencement of the development final details of the acoustic barriers to be erected in and around the solar array inverters and battery storage area as described the 24Acoustics Technical letter (Reference R9509-3 Rev 0) dated 22nd of April 2024, shall be submitted to and approved in writing by the local planning authority. Details shall include barrier heights and their construction materials.

Prior to the first use of the site the approved acoustic barriers shall be installed in accordance with the approved details. Thereafter they shall be retained and maintained as approved.

Reason: In the interests of amenity and the protection of the local environment. To ensure that receptors are adequately protected as part of the development

11. The strategy for the disposal of surface water Drainage Strategy Addendum 20265-HYDXX-XX-TN-C-0001 Rev.P01 (20-03-2024) and the Flood Risk Assessment (FRA) Flood risk assessment & Drainage Strategy 20265-HYD-XX-XX-RP-FR-0001-P06 (31-07-2023) shall be implemented as approved in writing by the local planning authority (LPA). The strategy shall thereafter be managed and maintained in accordance with the approved strategy.

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

12. No development shall commence until details of the implementation, maintenance and management of the strategy for the disposal of surface water on the site have been submitted to and approved in writing by the LPA. The strategy shall be implemented and thereafter managed and maintained in accordance with the approved details.

Reason: To ensure clear arrangements are in place for ongoing operation and maintenance of the disposal of surface water drainage

13. 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/floodingand-drainage/guidance-on-development-and-flood risk/construction-surface-watermanagement-plan/](https://www.suffolk.gov.uk/roads-and-transport/floodingand-drainage/guidance-on-development-and-flood-risk/construction-surface-watermanagement-plan/)

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

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

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

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15. Development must be undertaken in accordance with the ecological avoidance, mitigation, compensation and enhancement measures identified within the Ecological Impact Assessment (EclA) (AW Ecology, July 2023); the Construction Environmental Management Plan (CEMP) (Phlorum, September 2022); and the Landscape and Ecological Management Plan (LEMP) (AW Ecology and Briarwood Landscape Architecture, July 2023) as submitted with the planning application and agreed in principle with the local planning authority prior to determination.

Reason: To ensure that ecological receptors are adequately protected and enhanced as part of the development.

16. No development shall take place (including any ground works or site clearance) until construction method statements for badgers and herpetofauna (in accordance with the recommendations in the Construction Environmental Management Plan (CEMP) (Phlorum, September 2022)) have been submitted to and approved in writing by the local planning authority.

The content of the method statements shall include the following:

- a. purpose and objectives for the proposed works;
- b. detailed design(s) and/or working method(s) necessary to achieve stated objectives (including, where relevant, type and source of materials to be used);
- c. extent and location of proposed works shown on appropriate scale maps and plans;
- d. timetable for implementation, demonstrating that works are aligned with the proposed phasing of construction;
- e. persons responsible for implementing the works;
- f. initial aftercare and long-term maintenance (where relevant);
- g. disposal of any wastes arising from works.

The works shall be carried out strictly in accordance with the approved and shall be retained in that manner thereafter.

Reason: To ensure that ecological receptors are adequately protected as part of the development.

17. Unless otherwise approved in writing by the Local Planning Authority, annual reviews of the landscape management measures implemented through the Landscape and Ecological Management Plan (LEMP) (AW Ecology and Briarwood Landscape Architecture, July 2023) will be undertaken and reported to the Local Planning Authority within one month of completion of the review.

Every five years the landscape management measures will be reviewed and the LEMP updated to reflect the results of the review. A copy of the updated LEMP will be submitted to the Local Planning Authority within one month of completion of the update.

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Reason: To ensure that the long-term ecological value of the site is maintained and enhanced through beneficial management.

18. Prior to the commencement of development a Skylark Mitigation Strategy shall be submitted to and approved in writing by the Local Planning Authority.

The Skylark Mitigation Strategy shall include the following:

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

The Skylark Mitigation Strategy shall be implemented in the first nesting season following commencement of the development and in accordance with the approved details, or any amendment as may be approved by the Local Planning Authority in writing pursuant to this condition, and all features shall be retained delivered for a minimum period of 40 years.

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

19. Prior to the first operation of the development a method for reporting glare complaints and a programme for mitigation to reduce complaints of glare that are substantiated shall be submitted to and approved in writing by the Local Planning Authority. Glare complaints shall be responded to in accordance with the strategy as may be agreed.

Reason: To protect the amenity of local residents and users of the rights of way.

20. No development shall take place until full details of soft landscape works (shown indicatively on Drawing No. UKZ139\_10 - Mitigation and Enhancement Plan V8) have been submitted to and approved in writing by the Local Planning Authority and these works shall be carried out as approved. Soft landscape works shall include: planting plans; written specifications (including cultivation and other operations associated with plant and grass establishment); details of the grassland seed mix(es), schedules of plants, noting species, plant sizes and proposed number/densities where appropriate; and an implementation programme.

Reason: To ensure the provision of amenity afforded by appropriate landscape design.

21. The landscaping scheme approved within condition 20 shall be completed within the first available planting season following approval of details, or such other date as may be agreed in writing with the Local Planning Authority. Any trees or plants which die during the first 5 years shall be replaced during the next planting season.

Reason: to ensure the satisfactory external appearance of the building.

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22. Prior to the first operation of the development, details of information boards proposed in relation to the Scheduled Monument (Brook Hall Farm) shall be submitted to and approved in writing by the Local Planning Authority. The strategy shall set out details of the location, content and timing of delivery of boards. The information board strategy shall be implemented in accordance with the approved details.

Reason: To enhance understanding of the Scheduled Monument moated site.

23. Within one year of the First Commercial Operation of the solar farm hereby approved, a Grazing Management Plan (GMP) shall be submitted to the Local Planning Authority. The GMP shall detail which parts of the site shall be used for the grazing of livestock, during which months of the year, and how the grazing is to be managed. The GMP shall not be carried out except in accordance with the approval. Any changes to the GMP during the lifetime of the permission shall be submitted to the Local Planning Authority for approval and shall not be carried out except in accordance with that approval. Within three years of the first operational use of the solar farm, the grazing of livestock shall commence on the site in accordance with the GMP.

Reason: In order that the site is managed in accordance with the Landscape & Ecological Management Plan submitted July 2023.

24. No development shall take place within the area indicated [the whole site] until the implementation of a programme of archaeological work has been secured, in accordance with a Written Scheme of Investigation which has been submitted to and approved in writing by the Local Planning Authority.

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

- a. The programme and methodology of site investigation and recording
- b. The programme for post investigation assessment
- c. Provision to be made for analysis of the site investigation and recording
- d. Provision to be made for publication and dissemination of the analysis and records of the site investigation
- e. Provision to be made for archive deposition of the analysis and records of the site investigation
- f. Nomination of a competent person or persons/organisation to undertake the works set out within the Written Scheme of Investigation.
- g. The site investigation shall be completed prior to development, or in such other phased arrangement, as agreed and approved in writing by the Local Planning Authority.

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 Strategic Priority 3 and WLP8.40 of the Waveney Local Plan (2019) and the National Planning Policy Framework.

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25. The solar farm shall not be brought into operation 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 Condition 24 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 Strategic Priority 3 and WLP8.40 of the Waveney Local Plan (2019) and the National Planning Policy Framework.

26. No development shall take place the area indicated [the whole site] until a management plan for any archaeological areas to be preserved in situ has been submitted to and approved in writing by the Local Planning Authority, setting out the methodology to secure the ongoing protection of these areas both during construction, operation and decommissioning of the solar farm. A detailed site plan showing Archaeological Exclusion Zones must be included, defining areas within which development will be excluded or provide sufficient design mitigation to avoid any impact to below ground archaeological deposits. Full details of the final construction methods to be implemented for any works in these areas must also be provided for approval. The development must be carried out in accordance with the approved management plan.

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 Strategic Priority 3 and WLP8.40 of the Waveney Local Plan (2019) and the National Planning Policy Framework.

27. Prior to the installation of any electrical equipment or battery unit an emergency response plan shall be submitted to and approved in writing by the Local Planning Authority (who will consult Suffolk Fire and Rescue Service). The emergency response plan shall cover the construction, operational and decommissioning phases.

The Plan shall include proposals and details for:-

- a Responsible Person for the scheme, (as defined under article 3 of the Regulatory Reform (Fire Safety) Order 2005, or under a subsequent legal amendment);
- details of the hazards associated with lithium-ion batteries;
- isolation of electrical sources to enable firefighting activities;
- measures to extinguish or cool batteries involved in fire;
- management of toxic or flammable gases;

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- measures to minimise the environmental impact of a loss of control incident including containment of fire water run off;
- measures for handling and responsibility for disposal of damaged batteries;
- establishment of regular onsite training exercises; and
- provision of a water storage tank within the site, in close proximity to the battery stores compound, capable of providing a minimum of 1,900 litres of water per minute for at least two hour.

The development shall be completed and operated in all respects in accordance with the emergency response plan as may be approved.

Reason: In order to ensure the safe operation of the development in the interest of public health and safety.

28. In conjunction with the requirements of condition 27 to provide an Emergency Response Plan; prior to the installation of any electrical equipment or battery unit, detailed documentary evidence shall be provided to the Local Planning Authority to demonstrate that Hazardous Substances Consent is not required for the installation of the BESS facility. In the event that the developer identifies that Hazardous Substances Consent is required for the installation of the BESS facility, then no installation of any electrical equipment or battery unit shall take place until an application for Hazardous Substances Consent has been submitted to and granted by the Local Planning Authority.

Reason: In order to ensure the safe operation of the development in the interest of public health and safety.

29. No development or other operations (including site preparation and any groundworks) shall commence until a Soils Management Plan has been submitted to and approved in writing by the Local Planning Authority. The Plan should set out the means to be used to protect soils during construction, operation, maintenance and decommissioning of the solar farm and battery storage. The Plan, as may be agreed, shall be carried out and adhered to in all respects unless otherwise approved in writing by the Local Planning Authority.

Reason: In order to safeguard the quality of the soil within the site as Best and Most Versatile agricultural land for future use

30. The development hereby permitted shall not be commenced until such time that a scheme ["BESS drainage scheme"] to install an impermeable sealed drainage system for the battery storage areas has been submitted to, and approved in writing by, the Local Planning Authority. The impermeable sealed drainage system shall be implemented as approved, and in accordance with a timeline that must be clearly set out within the submitted BESS drainage scheme.

Reason: To reduce the risk of contamination to the nearby watercourse from firewater.

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## Informatives:

1. The Local Planning Authority has assessed the proposal against all material considerations including planning policies and any comments that may have been received. The planning application has been approved in accordance with the objectives of the National Planning Policy Framework and local plan to promote the delivery of sustainable development and to approach decision taking in a positive way.
2. Note: It is an OFFENCE to carry out works within the public highway, which includes a Public Right of Way, without the permission of the Highway Authority.

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

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

please visit:

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

3.
  - o Any works to a watercourse may require consent under section 23 of the Land Drainage Act 1991,
  - o Any discharge to a watercourse or groundwater needs to comply with the Water Environment (Water Framework Directive) (England and Wales) Regulations 2017,
  - o Any discharge of surface water to a watercourse that drains into an Internal Drainage Board district catchment is subject to payment of a surface water developer contribution,
  - o Any works to lay new surface water drainage pipes underneath the public highway will need a licence under section 50 of the New Roads and Street Works Act,
  - o Any works to a main river may require an environmental permit
4. 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.

The Conservation Team of SCC Archaeological Service will, on request of the applicant, provide a specification for the archaeological work required at this site. In this case, an archaeological evaluation will be required to establish the potential of the site and decisions on the need for any further investigation (excavation before any groundworks commence and/or monitoring during groundworks) or preservation in situ of defined remains through

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construction methods which avoid ground disturbance, will be made on the basis of the results of the evaluation. Further details on our advisory services and charges can be found on our website: <http://www.suffolk.gov.uk/archaeology>

## 5. Biodiversity Net Gain

The effect of paragraph 13 of Schedule 7A to the Town and Country Planning Act 1990 is that planning permission granted for development of land in England is deemed to have been granted subject to the condition (biodiversity gain condition) that development may not begin until a Biodiversity Gain Plan has been submitted to and approved by the planning authority, unless a statutory exemption or transitional arrangement applies (under paragraph 17 of Schedule 7A of the Town and Country Planning Act 1990 and the Biodiversity Gain Requirements (Exemptions) Regulations 2024).

**Based on the information available this permission is considered to be one which will not require the approval of a biodiversity gain plan before development is begun because one or more of the statutory exemptions or transitional arrangements is considered to apply.**

Yours sincerely,



**Ben Woolnough MRTPI | Head of Planning and Building Control**  
East Suffolk Council

**Date:** 17 February 2025

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**Please note the content of the following pages in respect of the community infrastructure levy which may affect your development, Building Regulations and appeals against decisions.**

## **Community Infrastructure Levy**

East Suffolk Council is a Community Infrastructure Levy (CIL) Charging Authority.

The proposed development referred to in this planning permission may be chargeable development liable to pay Community Infrastructure Levy (CIL) under Part 11 of the Planning Act 2008 and the CIL Regulations 2010 (as amended). For more information and CIL forms please see:

[About the Community Infrastructure Levy | Community Infrastructure Levy | Planning Portal](#)

[Community Infrastructure Levy \(CIL\) » East Suffolk Council](#)

If your development is for the erection of a new building, annex or extension or the change of use of a building over 100sqm in internal area or the creation of a new dwelling, holiday let of any size or convenience retail, your development may be liable to pay CIL and you must submit a CIL Form 2 (Assumption of Liability) and CIL Form 1 (CIL Questions) form as soon as possible to [CIL@eastsoffolk.gov.uk](mailto:CIL@eastsoffolk.gov.uk)

A CIL commencement Notice (CIL Form 6) must be submitted at least 24 hours prior to the commencement date. The consequences of not submitting CIL Forms can result in the loss of payment by instalments, surcharges and other CIL enforcement action.

## **Building Regulations**

Most work, including change of use, has to comply with Building Regulations. Have you made an application or given notice before work is commenced?

## **Appeals to the Secretary of State**

Notification to be sent to an applicant when a local planning authority refuse planning permission or grant it subject to conditions

- If you are aggrieved by the decision of your local planning authority to refuse permission for the proposed development or to grant it subject to conditions, then you can appeal to the Secretary of State under;  
Planning applications: Section 78 Town & Country Planning Act 1990.  
Listed Building applications: Section 20 Planning (Listed Buildings and Conservation Areas) Act 1990.  
Advertisement applications: Section 78, Town and Country Planning Act 1990 Regulation 15, Town & Country Planning (Control of Advertisements) Regulations 2007.

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- Notice of appeal in the case of applications for advertisement consent must be served within eight weeks of receipt of this notice. Notice of Householder and Minor Commercial Appeals must be served within 12 weeks, in all other cases, notice of appeal must be served within six months of this notice.
- If an enforcement notice has been/is served relating to the same or substantially the same land and development as in your application and if you want to appeal against your local planning authority's decision on your application, then you must do so within: 28 days of the date of service of the enforcement notice, or within 6 months [12 weeks in the case of a householder appeal] of the date of this notice, whichever period expires earlier.
- Appeals can be made online at:  
<https://www.gov.uk/appeal-planning-decision> (Full planning application)  
<https://www.gov.uk/appeal-householder-planning-decision> (Householder)  
<https://www.gov.uk/planning-inspectorate> (All other)  
If you are unable to access the online appeal form, please contact the Planning Inspectorate to obtain a paper copy of the appeal form on tel: 0303 444 5000.
- The Secretary of State can allow a longer period for giving notice of an appeal but will not normally be prepared to use this power unless there are special circumstances which excuse the delay in giving notice of appeal.
- The Secretary of State need not consider an appeal if it seems to the Secretary of State that the local planning authority could not have granted planning permission for the proposed development or could not have granted it without the conditions they imposed, having regard to the statutory requirements, to the provisions of any development order and to any directions given under a development order.
- If you intend to submit an appeal that you would like examined by inquiry then you must notify the Local Planning Authority and Planning Inspectorate (inquiryappeals@planninginspectorate.gov.uk) at least 10 days before submitting the appeal. [Further details are on GOV.UK.](#)

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