PLANNING COMMITTEE – 23 MAY 2017

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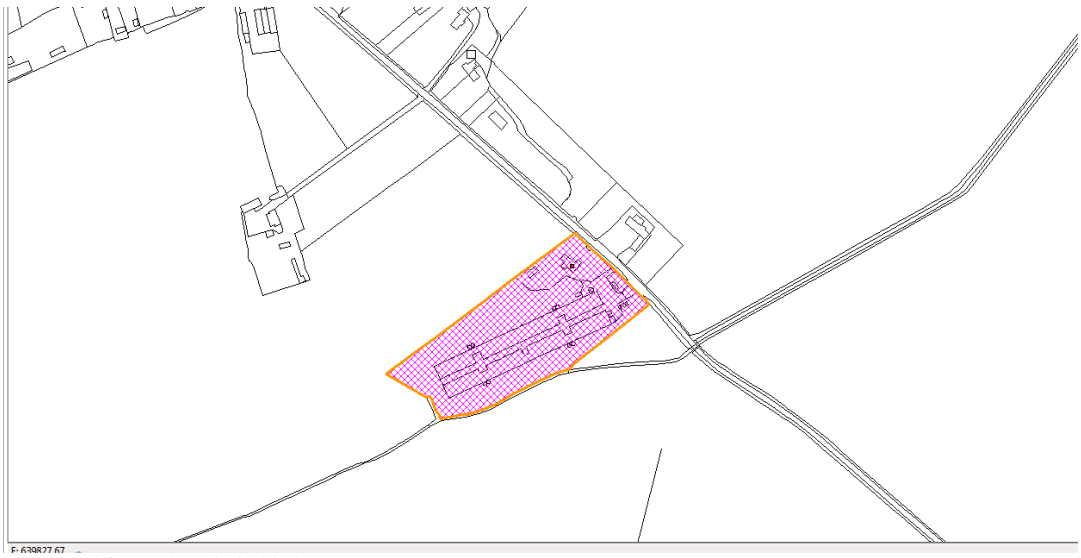
APPLICATION NO DC/17/0524/FUL

LOCATION
Fox Covert Farm
Cox Common
Westhall
IP19 8RH

EXPIRY DATE	9 April 2017
APPLICATION TYPE	Full Application
APPLICANT	E C Drummond (Agriculture) Ltd
PARISH	Westhall
PROPOSAL	Erection of 2 No. agricultural buildings for poultry rearing, following demolition of existing poultry buildings



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SUMMARY

1.1 This application relates to an existing poultry farm to the north west of the village of Westhall. The proposal is to demolish the existing poultry sheds and replace them two larger sheds.

1.2 The application comes before the Committee because of the floorspace proposed (approximately 6,000 square metres). The number of birds proposed to be housed (121,824) an Environmental Impact Assessment is required and has been submitted.

SITE DESCRIPTION

2.1 Fox Covert Farm lies approximately 730 metres to the north west of the village centre of Westhall. It is currently a poultry farm comprising two large sheds – the combined floorspace is 3,036 square metres. The site currently houses up to 83,529 broiler chickens.

2.2 A public footpath runs along two sides of the site.

PROPOSAL

3.1 The proposal is to demolish the two existing poultry sheds and replace them with two larger sheds – the combined floorspace would be 6027 square metres, so an increase of 2,991 square metres. The sheds would be located in a similar position to the existing sheds and would accommodate up to 121,824 birds following the development.

3.2 Building 1 would measure 128.060 metres by 24.686 metres with a ridge height of 6.008 metres.

3.3 Building 2 would measure 128.050 metres by 21.734 metres, with a ridge height of 5.625 metres.

3.4 In addition to the sheds themselves four feed silos are proposed, two for each shed. The overall height of the silos would be 8.5 metres.

3.5 Materials for the sheds would be metal sheeting coloured olive green.

3.6 Because of the number of birds being accommodated the development requires an Environmental Impact Assessment, which has been submitted.

CONSULTATIONS/COMMENTS

4.1 **Neighbour consultation/representations:** four representations have been received. Two objections have been received from:

4.2 Ms Rodney and Mr Boyd: Access is inadequate and further intensification of the site will only increase problems

4.3 Mrs Joanne Betney: I do not feel that this is a good site for further expansion as the small roads leading to and from this facility are not built for the large articulated chicken lorries that are already using them. Also there is currently insufficient parking and turning space for the lorries required to service this facility, therefore the situation can only become worse with the proposed increased capacity of this unit.

4.4 One letter of support has been received from Mrs Self: Just a note to say I have no objections to the planned redevelopment of Fox Covert Farm. I found Mr Drummond very considerate and willing to work with the local people.

4.5 One letter making representations has been received from Mrs Rogers: I attended a public meeting held by Westhall PC to enable residents to discuss the above planning application.

4.6 I have a few concerns, although the erection of new buildings and updated systems on this site will only I hope improve the current working and smells which permeate the area often.

4.7 Mr Drummond stated there would be a substantial increase in Lorries attending the site when it is up and running again. Increase from 29 to 41 (a mix of HGVs and Tankers) As you are aware Westhall lanes (deemed roads) were only meant as cart tracks and are still very narrow. An increase in Lorries will cause more mud to be eroded from the verges causing slippery mud slicks which are dangerous to cyclists let alone vehicles. It would be an advantage to all of us if the lanes were widened to facilitate these Lorries.

4.8 Secondly with regard to smells. Mr Drummond stated in using the latest technology and systems this would not be troublesome but said that should there be a problem there were 'other means' of controlling aromas. I would ask that these 'other means' be put in place immediately rather than a 'wait and see' decision.

4.9 The adjoining stream. It is stated in the flood report that there would be a run off into the adjacent stream. It would seem that this is going to be a dumping ground. Not only will this serve the chicken farm but it also serves as a run off for sewerage digesters for the local houses sited above the farm. Not good in my opinion.

4.10 Lastly it would be good if the site was screened by trees on all sides, at present there is only screening to the frontal sections.

4.11 **Westhall Parish Council Comments:** Westhall Parish Council's response to this application is as follows:

4.12 Recommendation: The planning application should be granted.

4.13 Other observations: The Parish Council reached this decision on the condition that the applicant would observe certain assurances made to the Parish Council at its meeting on 27th February relating to traffic, noise, odour, timing of demolition and an incinerator. These assurances are set out in the attached letter, and confirmed in the applicant's e-mail below. The Parish Council would therefore recommend that, insofar as these points represent appropriate matters for planning control, they should be reflected in planning conditions.

4.14 **Letter from Parish Council to Applicant:**

4.15 Dear Mr Drummond

4.16 Planning application DC/17/0524/FUL Fox Covert Farm

4.17 Thank you for attending our Parish Council meeting on 27th January, where the planning application was discussed and the Parish Council decided to recommend that the planning authority should approve it.

4.18 The Parish Council welcomes the proposed development at Fox Covert Farm to provide these two modern, purpose built poultry units so as to reduce odour emissions, provide better ventilation and therefore, hopefully, improve animal welfare, and to bring continued economic benefit for the village. The main consequence to the village is an increase in HGV traffic (approximately 40 percent) which, given the operational pattern of the site, will be concentrated around the end of each flock cycle.

4.19 During the meeting you made a number of statements, and gave certain assurances, that were relied upon by the Councillors when reaching their majority decision to recommend to Waveney District Council that the application be approved. I am therefore recording that information here, and should be grateful if you would confirm that it reflects our discussion. I then propose to copy this letter to Waveney when we communicate our recommendation to them, which we must do by 7th March.

4.20 1. Traffic - Traffic was the greatest concern to villagers as the increase will necessarily be concentrated over the few days at the end of each of the 7.5 annual flock cycles, rather than spread out as an extra 1.7 vehicles per week. Wangford Road is a single track road with no footpaths or kerbs, and is one of the few access routes into the village. The plans shown that the units will be set further back from Wangford Road than the existing unit. Although the plans do not show any changes to the access to the public highway, you told us that the concrete area in front of the poultry units will enable all HGVs to drive into, park and turn within the site, rather than parking on, or reversing into, the road as they do at present. You assured us that traffic movements would be better managed in future so as to avoid the obstructions currently caused by the site, or deliveries outside of the normal working day. (You also told us the increase in HGVs reflects the increase in the number of bird movements, but there would be no increase in waste lorry numbers. In fact Appendix 8 to the Environmental Statement shows an increase per flock cycle from 5 to 8 HGVs for manure and dirty water removal, which makes sense given the increase in bird numbers.)

4.21 2. Noise - Operational noise should be no different from the existing levels. You agreed, however, that a 2m high noise barrier (ref: Environmental Statement para 8.7) would be constructed at the northern and eastern perimeters of the concrete apron so as to shield residential properties from transport noise. You also mentioned that there would be new tree screening on the eastern boundary.

4.22 3. Odour - The prospect that the development should provide a reduction in odour emissions is very welcome as odour from the existing unit is presently experienced widely around the village, presumably at its worst during cleaning out operations. You agreed that odour would be monitored on a regular basis and, should odour continue to be a problem, an odour-neutralising system would be retro-fitted.

4.23 4. Timing of demolition - To minimise the effects on the local tourist trade, and National Cycle Route 1, which has a season from April to October, you agreed that demolition work and construction ground works (the delivery of stone and concrete) will occur outside this period. You confirmed that an appropriate specialist contractor would be used to remove any asbestos cladding from the existing structure.

4.24 5. Roof height - You promised to let us know how the proposed roof pitch height of 6.008m compares to the existing.

4.25 6. Incinerator - You confirmed that there was no intention of installing an incinerator on the site.

4.26 I would be grateful to hear from you as soon as possible so that I may communicate the Parish Council's decision to Waveney DC by their deadline of 7th March.

4.27 **E-mail from Mr Drummond to Westhall Parish Council:**

4.28 Many thanks for the attached. I can confirm the current roof pitch is 4.5 meters from the ground. In the application it's specified as a maximum of 6.008 meters on the new buildings, as I not have done the exact building design yet only the outline it may actually be less than this. I have spoken to the transport company about better managing of the lorries and to stop clogging the entrance up. They will now park in a lay by nearby and come down when one lorry has exited. This has been actioned immediately. I can confirm I am happy with all your points that you mention in your letter.

4.29 If you have any more questions please don't hesitate to ask. I hope this has clarified everything you needed.

Consultees

4.30 **Environment Agency – Drainage:** Thank you for consulting us on this application.

4.31 We have examined the documents, as submitted, and have no objection to the proposal, subject to the condition below being appended to any permission granted.

4.32 Contaminated Land: The National Planning Policy Framework (NPPF) paragraph 109 states that the planning system should contribute to and enhance the natural and local environment by preventing both new and existing development from contributing to or being put at unacceptable risk from, or being adversely affected by unacceptable levels of water pollution. Government policy also states that planning policies and decisions should ensure that adequate site investigation information, prepared by a competent person, is presented (NPPF paragraph 121).

4.33 The site is situated on Lowestoft Formation diamicton which is designated as Secondary aquifer (undifferentiated). The bedrock beneath is Crag Formation, a principal aquifer. The site is located within a designated Source Protection Zone (SPZ) 3 and a surface water course flows along the southern boundary.

4.34 We consider that planning permission could be granted to the proposed development as submitted, if the following planning condition is included as set out below. Without this condition, the proposed development on this site poses an unacceptable risk to the environment and we would object to the application.

4.35 Condition: 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.

4.36 Reason: To protect and prevent the pollution of the water environment (particularly groundwater associated with the underlying Secondary and Principal Aquifers, 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 (GP3:2013) position statements.

4.37 We trust this advice is useful.

4.38 **Natural England** was consulted on the 2 March 2017.

4.39 **Suffolk County - Highways Department:** Notice is hereby given that the County Council as Highway Authority make the following comments:

4.40 This proposal is unlikely have any severe impact on the highway network in terms of vehicle volume or highway safety. Therefore, Suffolk County Council does not wish to restrict the grant of permission.

4.41 **SCC Flooding Authority** Notice is hereby given that the County Council as Lead Local Flood Authority recommends that any permission which that Planning Authority may give should include the conditions shown below:

4.42 The flood risk assessment and strategy for the disposal of surface water (dated 20th January 2017, ref: L0033/PC) shall be implemented as approved in writing by the local planning authority. The strategy shall thereafter be managed and maintained in accordance with the approved strategy.

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

4.44 **WDC - Arboricultural And Landscape Officer:** The proposals are for the demolition and rebuild of existing poultry units. The application submitted a Landscape and Visual Impact Assessment the findings of which I agree with.

4.45 The farm area is bound by scrubby hedgerow with gaps. The management of existing boundary vegetation including gapping up hedgerows would strengthen the boundary vegetation and assist screening views further from the nearest sections on public rights of way (PRoW) and properties.

4.46 No objection to this proposal.

4.47 **Suffolk County - Rights Of Way:** Thank you for your consultation concerning the above application.

4.48 Government guidance considers that the effect of development on a public right of way is a material consideration in the determination of applications for planning permission and

local planning authorities should ensure that the potential consequences are taken into account whenever such applications are considered (Rights of Way Circular 1/09 - Defra October 2009, para 7.2) and that public rights of way should be protected.

4.49 Public footpath 2 is recorded adjacent to the proposed development area.

4.50 We do not have any objection to this proposal.

4.51 Informative Notes:

4.52 Please note that the granting of planning permission is separate to any consents that may be required in relation to Public Rights of Way, including the authorisation of gates.

4.53 Nothing should be done to stop up or divert the Public Right of Way without following the due legal process including confirmation of any orders and the provision of any new path. In order to avoid delays with the application this should be considered at an early opportunity.

4.54 The alignment, width, and condition of Public Rights of Way providing for their safe and convenient use shall remain unaffected by the development unless otherwise agreed in writing by the Rights of Way & Access Team.

4.55 Nothing in this decision notice shall be taken as granting consent for alterations to Public Rights of Way without the due legal process being followed. Details of the process can be obtained from the Rights of Way & Access Team.

4.56 **WDC Environmental Health - Air Pollution:** I have carried out a screening assessment exercise to determine the PM10 exposure at the nearest relevant sensitive receptor identified by the application documentation, which is at Cox's Farm. Although the environmental impacts of the development are covered by the Environmental Permit, I am obliged to screen the dust emissions from the poultry sheds independently under the Local Air Quality Management regime.

4.57 I have assumed that the Farm buildings at Fox Covert Farm are not occupied as residential dwellings by staff employed at the site; perhaps this could be confirmed by the applicant?

4.58 Anyhow, the screening assessment has concluded that there is no significant risk of exceeding the 24-mean PM10 objective as a consequence of PM10 emissions from the poultry farm. No further detailed consideration is necessary. If the Fox Covert Farm is occupied as a dwelling I would have to reassess exposure as the receptor would be much closer to the source of dust.

4.59 I note that the applicant has submitted both noise and odour assessments and these will be considered by the Environment Agency in their determination of the Permit application.

4.60 **WDC Environmental Health - Contaminated Land:** Given the nature of the current site and the proposed development I would not consider that a site investigation for contamination would be warranted. However, I would advise the LPA to impose a condition which regulates any suspected contamination which may be encountered during development:

4.61 "In the event that contamination is found or suspected at any time when carrying out the approved development it must be reported in writing immediately to the Local Planning Authority. An investigation and risk assessment must be completed in accordance with a scheme to assess the nature and extent of the contamination on the site. The contents of the scheme are subject to the approval in writing of the Local Planning Authority. The investigation and risk assessment must be undertaken by competent persons and a written report of the findings must be produced. The written report is subject to the approval in writing of the Local Planning Authority.

4.62 Where remediation is necessary a detailed remediation scheme must be prepared, and is subject to the approval in writing of the Local Planning Authority. The scheme must include all works to be undertaken, proposed remediation objectives and remediation criteria, timetable of works and site management procedures. The scheme must ensure that the site will not qualify as contaminated land under Part 2A of the Environmental Protection Act 1990 in relation to the intended use of the land after remediation. The approved remediation scheme must be carried out in accordance with its terms. The Local Planning Authority must be given two weeks written notification of commencement of the remediation scheme works. Following completion of measures identified in the approved remediation scheme, a verification report (referred to in PPS23 as a validation report) that demonstrates the effectiveness of the remediation carried out must be produced, and is subject to the approval in writing of the Local Planning Authority."

PUBLICITY

The application has been the subject of the following press advertisement:

Category	Published	Expiry	Publication
Public Right of Way Affected,	24.02.2017	16.03.2017	Beccles and Bungay Journal
Public Right of Way Affected,	24.02.2017	16.03.2017	Lowestoft Journal

SITE NOTICES

The following site notices have been displayed:

General Site Notice — Reason for site notice: In the Vicinity of Public Right of Way, Date posted 02.03.2017 Expiry date 22.03.2017

PLANNING POLICY

5.1 Policy CS01 sets the spatial strategy for the District Spatial Strategy. Policy CS02 seeks high quality and sustainable design.

5.2 Development Management policy DM02 sets design principles.

PLANNING CONSIDERATIONS

6.1 Waveney Core Strategy policy CS01 sets the Spatial Strategy for the District. It says that areas outside the towns and larger villages will be regarded as being in the open countryside where the objective is to preserve the countryside for its own sake, but that exceptions to this overall approach include developments of an appropriate scale that contribute to the continued viability of the agricultural industry and/or diversify the local rural economy.

6.2 The principle of agricultural development is therefore acceptable, but consideration must be given to any potential adverse impacts, including smell, visual impact, noise and traffic.

6.3 The Planning Statement submitted with the application explains that the proposed use is for rearing broilers from day old chicks through to finished table weight. The rearing cycle operates on an all in all out cycle, with each cycle taking 48 days. The broilers are reared for approximately 38 days, following which the buildings are cleaned ready for the next batch. The buildings are empty for cleaning and preparation for 10 days at the end of the cycle. The unit will operate with 7.5 flocks per year.

6.4 At the end of each flock cycle the poultry manure is removed from the building (taking a day to empty both buildings), loaded into lorries and disposed of at biomass power stations. Following removal of the manure the buildings are washed – dirty water will be stored then emptied by vacuum tanker.

6.5 The application is accompanied by various reports, including one looking at the impact of odour emissions which concludes that:

6.6 “It is therefore our opinion that should the proposed redevelopment of the poultry unit at Fox Covert Farm proceed, there would be a noticeable improvement in air quality in the area surrounding the poultry houses.”

6.7 It should be noted that matters such as smell and noise are regulated by the Environment Agency under the Environmental Permit.

6.8 An extended phase 1 habitat survey has been submitted. The report concludes:

6.9 “Providing the recommendations noted herein are fully implemented, there are no obvious ecological counter indications to the proposed project at this stage. The recommended ecological protection and enhancements will provide assurance that there is No Net Loss to biodiversity and no unacceptable adverse impact on Ecosystem Services. Indeed, they will deliver planning and biodiversity gains.”

6.10 The “recommendations” referred to relate to:

- Measures to reduce the risk of harm to amphibians and reptiles in the lead up to construction
- A pre-clearance finger-tip search of the development footprint using a suitably qualified and experienced ecologist should be conducted immediately prior to site stripping

- Measures to be taken to avoid committing the offence of killing or injuring a wild bird or damaging or destroying an active nest.
- Any operations that may disturb nesting habitat, such as the clearance of the amenity grassland, if fallow, should be conducted outside the bird nesting season. If this is unavoidable, a pre-clearance inspection by a suitably experienced ornithologist will be required immediately prior to habitat removal to identify whether any nests are present, and ensure appropriate action is taken.
- To further enhance the site for birds (especially little owl) and bats, three bird nesting boxes (including at least one little owl box) and three bat roosting boxes should be erected in the hedgerow trees and mixed plantation woodland on the site.

6.11 These matters could be required by a planning condition should permission be granted.

6.12 A Landscape and Visual Impact Assessment has been submitted. In summary the site and its surrounding landscape were assessed and a total of six viewpoints were selected to represent a variety of receptors in the surrounding area.

6.13 The report recommends that given the nature of the local landscape, comprised of large scale agricultural land uses and existing industrial elements including the existing site context, the proposed scheme would not be out of character with its surroundings when considered as part of the wider landscape. The proposal would not provide a significant additional intrusion into key views from nearest sensitive receptors including local settlements.

6.14 Six viewpoints were considered and none were considered to be significant. These viewpoints are located at the nearest publically accessible points to the proposed site. With the implementation of a successful strategy for the management of existing site boundaries, the overall impact on the landscape is considered to have a minor/negligible i.e. not significant overall effect on the surrounding landscape character and a minor visual effect i.e. not significant. It should be considered that the type of development already exists at the site and it will not be out of character within the receiving landscape.

6.15 A noise report has been submitted as part of the EIA. It concludes:

6.16 “A noise survey has been conducted to determine the typical background noise levels at the nearest dwellings to the proposed replacement poultry units at Fox Covert Farm.

6.17 The extract fan and transport noise (HGV movements and loading/unloading) as a result of the proposed replacement poultry units have been assessed in accordance with BS4142:2014 at the nearest dwellings.

6.18 The resultant day and evening period noise impact have been established to range between:
• Extract fans (with attenuators fitted to the proposed units as specified in Table 2 of this report): low to negligible noise impact
• Transport activities: significant adverse to low noise impact

6.19 Though the transport activities results in a BS4142 noise impact of ‘adverse’ and ‘significant adverse’ at two of the dwellings, the transport noise emissions from the proposed replacement poultry units are still likely to be considered acceptable as they are

no higher than the existing poultry unit's transport noise emissions, are within context of the existing use of the development, are of relatively short duration and do not result in high absolute noise levels.

6.20 However, if a reduction in transport noise is required this can be achieved with the introduction of a 2m high noise barrier at the northern and eastern perimeter of the concrete apron as detailed in this report.

6.21 During the night the highest noise ingress via an open window at any of the nearest dwellings will result in:

6.22 Extract fan: an inaudible 8dB noise level, resulting in a negligible noise impact.

6.23 Transport activities: ambient noise levels below BS8233 noise ingress limits, though maximum event levels above WHO guidance values. However, with the implementation of the suggested noise barriers (Figure 6) the noise ingress levels will be reduced to be significantly below BS8233 and WHO noise limits and comparable to the typical existing environmental noise ingress levels. We therefore conclude that with the noise barriers installed the noise impact during the night will be low to marginal for the transport activities.

6.24 We therefore conclude that the proposed development will be acceptable on noise grounds as the:

• Extract fan noise emissions will at highest result in a low noise impact during the day and evening
• Transport noise is within context of the existing developments use, with no increase in noise emissions expected; the resultant day period noise emissions are not high and are of a relatively short duration
• Noise ingress via an open window during the night for the extract fans will be inaudible and, with the implementation of the suggested noise barriers, will be low for the transport activities."

6.25 However the most significant adverse impact from the development will be the increased traffic.

6.26 Transport and access is considered in the EIA. It notes the current situation. The farm currently generates HGV traffic in connection with the existing use of the site. The existing movements are estimated at 29 lorries per flock or 218 per annum (436 movements).

6.27 The proposed development of the poultry unit will create additional HGV traffic associated with chick delivery, fuel delivery, shavings delivery, feed delivery and finished bird removal. It is estimated that frequency of traffic will increase from 29 to 41 lorries per flock cycle, or from 218 to 308 visits per annum.

6.28 These visits are not distributed evenly throughout the year. The traffic generation pattern shows that for the majority of the 48 day cycle (29 days) there are no HGV movements. Peaks are created when the birds are moved to the factory at day 30 and day 38, with a further peak when the manure is removed from the site at day 39.

6.29 All traffic associated with the development is routed too/from the A144 following Wangford Road, Butts Road and Hogg Lane to the junction with the A144.

6.30 The report concludes that the additional commercial traffic generation associated with the proposed development amounts to 12 additional commercial vehicles (24 movements) per flock or 90 visits (180 movements) per annum. This level of additional traffic generation is negligible.

6.31 It is also noted that SCC highways raise no objections to the proposal.

6.32 As noted in paragraphs 4.14-4.32, Westhall Parish Council has met the applicant, who has given the parish council various assurances relating to traffic, noise, odour, timing of demolition and an incinerator. The Parish Council has recommended that, insofar as these points represent appropriate matters for planning control, they should be reflected in planning conditions. These issues are therefore considered in turn.

6.33 Traffic – The main assurance offered by the applicant is of better management of HGV movements. Whilst this is to be welcomed it is not something that can be controlled by a planning condition.

6.34 Noise – the assurances relate to provision of a 2m high noise barrier and new tree screening on the eastern boundary. Both could be required by planning conditions.

6.35 Odour - The assurances relate to monitoring of odour on a regular basis and, should odour continue to be a problem, an odour-neutralising system would be retro-fitted. As noted above, odour (and noise) would be controlled by the Environment Agency through the Environmental Permit.

6.36 Timing of demolition – The assurance relates to demolition work and construction ground works would occur outside April – October and that an appropriate specialist contractor would be used to remove any asbestos cladding from the existing structure. Generally the timing of works is in the hands of the developer. Removal of asbestos is governed by the Health and Safety Executive.

6.37 Roof height – The applicant has confirmed that the existing roof height is 4.5 compared to a maximum of 6.008 meters for the proposed building.

6.38 Incinerator – the applicant confirmed that there was no intention of installing an incinerator on the site. Any such incinerator would require a separate planning permission.

CONCLUSION

7.1 This application relates to a major development, but one that involves constructing new poultry sheds on the site of two existing sheds. A variety of impacts have been considered, the one causing the most concern being the increased traffic. However subject to the various control and mitigation measures outlined in this report being implemented the application is unlikely to have a significant adverse impact on the area and the application is recommended for approval.

RECOMMENDATION

That permission is granted subject to the following 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 approved drawing reference: IP/ECD/01, IP/ECD/02, IP/ECD/03, IP/ECD/04, IP/ECD/05, received 9 February 2017.

   Reason: To secure a properly planned development.

3. 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 the water environment (particularly groundwater associated with the underlying Secondary and Principal Aquifers, 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 (GP3:2013) position statements.

4. The flood risk assessment and strategy for the disposal of surface water (dated 20th January 2017, ref: L0033/PC) shall be implemented as approved in writing by the local planning authority. 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.

5. The “Recommendations for Mitigation” included in the Extended Phase 1 Habitat Survey received 9 February 2017 shall be implemented in full before and development is commenced.

   Reason: to ensure that there is no net loss to biodiversity and no unacceptable adverse impact on ecosystem services.

6. The 2m high noise barrier at the northern and eastern perimeter of the concrete apron as shown on figure 6 of the Noise Impact Assessment received 9 February 2017.

   Reason: to control noise from this development.

7. Trees and shrubs of species to be approved beforehand by the Local Planning Authority shall be planted along the eastern boundary of the site within 6 months of the commencement of the development or within such other period as may be agreed with the Local Planning Authority, and any trees or shrubs which die in the first 5 years shall be replaced in the next planting season.

   Reason: In the interests of amenity and the appearance of the locality.

BACKGROUND INFORMATION:	See application ref: DC/17/0524/FUL at www.eastsuffolk.gov.uk/public-access
CONTACT	Richard Amor, Team Leader (North Area), (01502) 523018, richard.amor@eastsuffolk.gov.uk