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**TOWN AND COUNTRY PLANNING ACT 1990 (as amended)****TOWN & COUNTRY PLANNING (DEVELOPMENT MANAGEMENT  
PROCEDURE) (ENGLAND) Order 2015**

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**Applicant**

Brockley Wood Ventures Limited  
Copdock Enterprise Park  
Old London Road  
Copdock  
Ipswich  
Suffolk  
IP8 3JW

**Agent**

Mr Neil Ward  
NWA Planning  
Globe House  
40 St Georges Street  
Ipswich  
Suffolk  
IP1 3LH

**DESCRIPTION OF DEVELOPMENT**

Extraction, processing and sale of sand and gravel, processing of inert waste materials with associated plant and related sales, access works, phased restoration using inert recovered materials and aftercare.

**Site Address:** Brockley Wood, Land off A12, Belstead, Ipswich, Suffolk, IP8 3JS

At its meeting on 22 July 2025 the Development and Regulation Committee, in exercise of powers delegated to it by virtue of the Suffolk County Council's Constitution, resolved that, for the purposes of the above Act and Order, planning permission be granted to the above proposal, subject to the following **59** conditions:

**CONDITIONS**

Planning conditions in **bold type** indicate the need to submit additional information for approval.

**Conditions and Reasons****Duration of Permission**

1. All operations and activities authorised or required by this permission, including retail sales, shall cease, and all plant, machinery equipment, structures, buildings (including but not limited to the Weighbridge and Site Office, Night Watchman's Caravan, Wheelwash, Klargester, Sub-station, Bagging Plant, Fuel Tanks, Dry Screening and Crushing Plant, Workshop, Wash Bay, Wash Plant, Freshwater Silt and Rec Water Lagoons), stockpiles and access tracks shall be removed, and the site restored in accordance with the conditions of this permission not later than 31 December 2042.

*Reason: To restrict the period of the operations in accordance with the planning application having regard to Policy MP6 of the Suffolk Minerals & Waste Local Plan (July 2020) and paragraph 224 of the National Planning Policy Framework (2024).*

## **Commencement**

2. Within seven days of the commencement of operations, the operator shall notify the Mineral Planning Authority in writing of the start date.

*Reason: To enable the Mineral Planning Authority to be able to effectively monitor the implementation of this permission and to plan for a steady and adequate supply of aggregates as required by Paragraphs 60 and 224 of the National Planning Policy Framework (2024).*

## **Approved Details**

3. The development uses and associated activities hereby approved shall only be carried out strictly in accordance with:

### Planning Application

- a) Planning Application Form and Signed Certificates by Neil Ward, dated 26<sup>th</sup> September 2022;

### Planning Statement

- b) Planning Statement on behalf of Brockley Wood Ventures Limited, Report Ref. P1946, NWA Planning Limited, dated September 2022;
- c) Revised Proposals & Supplementary Documents Submission Summary Document, Report Ref. P1946, NWA Planning Limited, dated December 2023;

### Environmental Statement and Supporting Reports

- d) Environmental Statement on behalf of Brockley Wood Ventures Limited, NWA Planning Limited, Report Ref. P1946, dated September 2022;
- e) Environmental Statement - Appendix A Geology and Mineral Reserves, Greenfield Environmental Ltd, Report Ref. BWV/BWQ/100, dated February 2022;
- f) Environmental Statement - Appendix A.1, Geological Report and Resources Assessment for Land at Brockley Wood, Belstead, Suffolk, Greenfield Environmental Ltd, Report Ref. BWV/BW/100, dated February 2022;
- g) h) Environmental Statement - Appendix A,.2 Land South of A12 in relation to Slope Stability near Highways England Boundary, Greenfield Environmental Ltd, Report Ref. BWV/BW/002 Rev. 0, dated November 2021;
- h) Environmental Statement - Appendix B, Groundwater Assessment of Mineral Proposals: Land at Brockley Wood, Belstead, Suffolk, Report Ref. BWV/BW/100, Final Rev v1, Greenfield Environmental Ltd, dated 5th September 2022;

- i) Environmental Statement - Appendix C, Surface Water & Flood Risk Assessment for Proposed Minerals Development on Land at Brockley Wood, Belstead, Suffolk, Report Ref. BWV/BW/100, Final Rev v1, Greenfield Environmental Ltd, dated 12th September 2022;
- j) Environmental Statement – Appendix C1, Surface Water Drainage Strategy, Ref. 033/2021/01/DJB;P2, G.H. Bullard and Associates LLP, dated 12 September 2022;
- k) Environmental Statement - Appendix D, Soils and Agricultural Land Quality, Report Ref. BWV/BWQ/100, Greenfield Environmental Ltd, dated February 2022;
- l) Environmental Statement - Appendix E, Proposed Quarry at Brockley Wood, Belstead, Ecology Assessment (updated July 2023) for Brockley Wood Ventures Ltd, Hopkins Ecology Ltd, dated 9th July 2023;
- m) Environmental Statement - Appendix E1, Brockley Wood Quarry, Biodiversity Net Gain Estimates for Brockley Wood Ventures Ltd, Hopkins Ecology Ltd, dated 9th July 2023;
- n) Environmental Statement - Appendix F, Brockley Wood Quarry Landscape and Visual Impact Assessment Prepared for Brockley Wood Ventures Ltd, Version LP02, Wynne-Williams Associates, dated 7th June 2023;
- o) Environmental Statement - Appendix F1, Arboricultural Impact Assessment and Preliminary Method Statement, Proposed Quarry, Brockley Wood, Belstead, Suffolk, Report Ref. OAS 22-031-AR01, Oakfield Arboricultural Services Ltd, Rev. E, dated October 2023;
- p) Environmental Statement - Appendix G, Brockley Wood, Belstead, Proposed Quarry, Assessment of Sound Levels, Report Ref. 2120502, Sharps Redmore Partnership Ltd, dated 22 September 2022;
- q) Environmental Statement - Appendix H, Air Quality Environmental Impact Assessment, Brockley Wood, Belstead, Report Ref. 4730r4, Redmore Environmental Ltd, dated 1st June 2023;
- r) Environmental Statement - Appendix I, Proposed Quarry, Brockley Wood, Belstead, Transport Assessment, Revision C, Report Ref. MA/VL/P21-2349/02 Rev C, Create Consulting Engineers Ltd, dated 7<sup>th</sup> September 2022;
- s) Environmental Statement - Appendix J, Proposed Quarry at Brockley Wood, Belstead, Suffolk, Archaeological Desk-Based Assessment, Report Ref. CA Report: SU0283\_1, Cotswold Archaeology, dated October 2021;
- t) Environmental Statement - Appendix J1, Geophysical Survey Report of Proposed Quarry, Brockley Wood, Belstead, Suffolk for Cotswold Archaeology, Report Ref: MSTM970. Magnitude Surveys, dated 29<sup>th</sup> October 2021;
- u) Environmental Statement - Appendix J2, Brockley Wood, Belstead, Suffolk: An Assessment of the Potential for Palaeolithic Archaeological Deposits to be Present in the Proposed Quarry Area, By Professor Martin R. Bates, School of Archaeology, History and Anthropology, University of Wales, Trinity St David, undated;
- v) Environmental Statement - Appendix K, Proposed Quarry at Brockley Wood Belstead, Suffolk, Settings Assessment, Report Ref. CA Report: SU0283\_2, Cotswold Archaeology, dated October 2021;

- w) Environmental Statement - Appendix L, Environmental Statement, Public Rights of Way on Behalf of Brockley Wood Ventures Limited, Report Ref. P1946, NWA Planning Limited, dated September 2022;
- x) Environmental Statement - Appendix M, Environmental Statement, Non-Technical Summary, Brockley Wood Quarry, Belstead, NWA Planning Limited, dated September 2022;

#### Other Assessments and Reports

- y) Land At Brockley Wood, Belstead, Suffolk, Phase 1 Contaminated Land Assessment, Revision A, Volumes 1-6, Report Ref. TB/VL/P21-2349/01 Rev A, Create Consulting Engineers Ltd, dated July 2021;
- z) Quarry, Brockley Wood, Copdock Utilities Assessment, Revision B, Volumes 1-6, Report Ref. IB/VL/P21-2349/03 Rev B, Create Consulting Engineers Ltd, dated 16<sup>th</sup> September 2022;
- aa) Proposed Quarry Development Brockley Wood, Belstead, Suffolk, Road Safety Audit (Stage 1), Designer Response Report, Rev. 01, Report Ref. 033/2021/RSA1-Response, G.H. Bullard & Associates LLP, dated 15<sup>th</sup> December 2022;
- bb) Brockley Wood, Belstead, Suffolk, Section 278 Highway Access, Stage 1 Road Safety Audit, Report Ref: 2400-RSA-01, Prepared for G H Bullard & Associates LLP on behalf of Brockley Wood Ventures Ltd, Capital Road Safety Ltd, dated 14<sup>th</sup> December 2022;
- cc) Technical Recommendation. Application: Reinforcement of Roads with Cellweb, Brockley Wood Quarry for Brockley Wood Ventures Ltd, Ref. Tr23-4316\_Rur\_Cel\_Brockley Wood Quarry\_V1, Version V1, dated 27<sup>th</sup> April 2023;
- dd) Proposed Quarry at Brockley Wood, Belstead, Ecology Responses to Consultee Comments for Brockley Wood Ventures Ltd, Hopkins Ecology Ltd, dated 25<sup>th</sup> June 2023;
- ee) Planning Application SCC/0105/22B - Brockley Wood, Land off A12 Belstead, Suffolk, IP8 3JS, Project No: 2120502, Technical Note: Re: Response to consultee comments and third-party representations, Sharps Redmore Acoustic Consultants, dated 5<sup>th</sup> July 2023;
- ff) Mineral Resource Assessment Summary - Brockley Wood, Greenfield Environmental Ltd, dated June 2023;

#### Supplementary Documents

- gg) Proposed Quarry at Brockley Wood, Belstead, Ecology: Addendum in Relation to the Removal of the Proposed Concrete Batching Plant from the Scheme for Brockley Wood Ventures Ltd, Hopkins Ecology Ltd, dated 20<sup>th</sup> December 2023;
- hh) Letter from Wynne-Williams Associates, headed Amended Plant Layout for Brockley Wood Quarry dated 20<sup>th</sup> December 2023;
- ii) Technical Note 4, Addendum to Noise Assessment, Planning Application SCC/0105/22B - Brockley Wood, Land off A12, Belstead, Suffolk, IP8 3JS, Project No. 2120502, Sharps Redmore Partnership Ltd, dated 20<sup>th</sup> December 2023;
- jj) Brockley Wood, Belstead - Air Quality Technical Note, Ref. 4730c2, Redmore Environmental Ltd, dated 20<sup>th</sup> December 2023;

- kk) Technical Note, proposed Quarry, Brockley Wood, Belstead, File Ref. MA/AF/P21-2349/01TN Rev. A, Create Consulting Engineers Ltd, dated 12th March 2023;

#### Plant and Machinery

- ll) Environmental Statement Appendix 4 Schedule of Plant Machinery and Vehicles, undated;
- mm) M-SERIES™ Integrated Washing Solution, CDE, undated;
- nn) R-SERIES™ Primary Feeding System, CDE, undated;
- oo) AQUACYCLE™ Primary Stage Water Management, CDE, undated;
- pp) EVOWASH™ Sand Classification and Dewatering System, CDE, undated;
- qq) AGGMAX™ Scrubbing and Classification System brochure, CDE, undated;
- rr) Doppstadt SM-Series Smart Screening, Trommel Line, Werner Doppstadt Umwelttechnik GmbH & Co. KG, undated;
- ss) Powerscreen® Screening Range brochure, Powerscreen, undated;
- tt) Bulk Bagging Systems, BB-150, BB-215, BB-400, BB-200 brochure, RM Group UK, undated;
- uu) Terex® Finlay C-1554 crusher specification sheet, Terex, undated;
- vv) Fueltek FS Totally Enclosed Bunded Fuel Storage Tank brochure, Fueltek, undated;
- ww) Ecobath Wheelwash brochure, Ref WW v1.2, Wheelwash Ltd, undated;
- xx) Ecowash Extra Wheelwash brochure, Ref WW v1.3, Wheelwash Ltd, undated;
- yy) Libra Weighbridges Doublelife Brochure, Libra Weighing Machines Ltd, undated;

#### Lighting

- zz) Brockley Wood, Belstead, Private Lighting Design, Environmental Impact Assessment & Lighting Design Category Selection Process, Project/Report Ref. 16828, Rev. R0, MMA Lighting Consultancy Ltd, dated 9<sup>th</sup> March 2022;
- aaa) Brockley Wood, Belstead, Suffolk, Outdoor Lighting Report, Project/Report Ref. MMA16828, MMA Lighting Consultancy Ltd, dated 9<sup>th</sup> March 2022;
- bbb) Thorax Lighting Passway Brochure, Ref. PN. 3449A, Thorax Lighting, dated January 2022;

#### Management Plans

- ccc) Brockley Wood Quarry, Noise Management Policy, Report Ref. 2120502, Sharps Redmore, dated 21 September 2022;
- ddd) Dust & Emissions Management Plan (DEMP), Prepared for Brockley Wood Ventures Ltd, Revision 1.0 Final, Project/Report No: 311465, Mabbett & Associates Ltd, undated;
- eee) Construction and Delivery Management Plan on behalf of Brockley Wood Ventures Limited, Report Ref. P1946v3, NWA Planning Limited, dated February 2024;

- fff) Proposed Quarry at Brockley Wood, Belstead, Ecological Mitigation Plan for Brockley Wood Ventures Ltd, Hopkins Ecology Ltd, dated 5th October 2023;
- ggg) Extraction, Processing and Sale of Sand and Gravel, Processing of Inert Waste Materials with Associated Plant and Related Sales, Access Works, Phased Restoration using Inert Recovered Materials and Aftercare Plan, Land At Brockley Wood, Belstead, Lorry Route Management Plan, On Behalf of Brockley Wood Ventures Limited, Report Ref. P1946v4, NWA Planning Limited, dated January 2024;

## Drawings

### Overall Site Layout, Phasing and Restoration

- hhh) Drawing Ref. BW22-1 Site Plan, dated 14<sup>th</sup> September 2022;
- iii) Drawing Ref. BW23-2 Proposed Phasing Scheme V2 July 2023, dated 16<sup>th</sup> June 2023;
- jjj) Drawing Ref. BW22-3 A12 Fill X-Section, dated 14<sup>th</sup> September 2022;
- kkk) Drawing Ref. BW23-8 Restoration Contours July 2023, dated 20<sup>th</sup> July 2023;
- lll) Drawing Ref. BW22-9 Restoration X-Sections (South), dated 14<sup>th</sup> September 2022;
- mmm) Drawing Ref. BW23-10 Restoration X-Sections (North) July 2023, dated 20<sup>th</sup> July 2023;
- nnn) Drawing Ref. BW23-11 Soil Phase 1 Entrance and Plant Site Strip July 2023, dated 20<sup>th</sup> July 2023;
- ooo) Drawing Ref. BW23-12 Soil Phase 2 Mineral Extraction and Stocking Area July 2023, dated 20<sup>th</sup> July 2023;
- ppp) Drawing Ref. BW23-13 Soil Phase 3 of Mineral Extraction July 2023, dated 20<sup>th</sup> July 2023;
- qqq) Drawing Ref. BW23-14 Soil Phase 4 of Mineral Extraction July 2023, dated 20<sup>th</sup> July 2023;
- rrr) Drawing Ref. BW22-15 Footpath Plan, dated 14<sup>th</sup> September 2022;

### Site Construction Plans

- sss) Drawing Ref. 033-2021-SK070922-P8 Site Setup Plan Layout, dated 12th February 2024;

### Access Road Plans

- ttt) Drawing Ref. 31139IPLS-1D-23D Topographical Survey;
- uuu) Drawing Ref. 033/2020/05 P14 Overall Vehicle Access Site Plan Layout (1:500 Scale), dated 16 May 2025;
- vvv) Drawing Ref. 033/2021/06 P10 Indicative Vehicle Access Site Plan Layout Sheet 1 of 3 (1:250 Scale), dated 16 May 2025;
- www) Drawing Ref. 033/2021/07 P10 Indicative Vehicle Access Site Plan Layout Sheet 2 of 3 (1:250 Scale), dated 16 May 2025;
- xxx) Drawing Ref. 033/2021/08 P9 Indicative Vehicle Access Site Plan Layout Sheet 3 of 3 (1:250 Scale), dated 16 May 2025;
- yyy) Drawing Ref. 033/2021/09 P3 Access Road Longitudinal Section - Road 1 (1/3), dated 5<sup>th</sup> July 2023;

- zzz) Drawing Ref. 033/2021/10 P3 Access Road Longitudinal Section - Road 1 (2/3), dated 5th July 2023;
- aaaa) Drawing Ref. 033/2021/11 P3 Access Road Longitudinal Section - Road 1 (3/3), dated 5th July 2023;
- bbbb) Drawing Ref. 033/2021/12 P2 Indicative Drainage Construction Details, dated 12th August 2022;
- cccc) Drawing Ref. 033/2021/13 P4 Indicative Access Road Construction Details, dated 5th July 2023;
- dddd) Drawing Ref. 033/2021/15 P4 Proposed Highway Access Site Layout Plan, dated 21st December 2023;
- eeee) Drawing Ref. 033/2020/16 P2 Impermeable Areas Site Plan Layout, dated 5th July 2023;

### Haul Road Plans

- ffff) Drawing Ref. 033-2021 18 P1 Indicative Fencing Construction Details, dated 20th February 2024;
- gggg) Drawing Ref. 033-2021 33 P4 Haul Road Options Overall Haul Road Route, dated 10th May 2023;
- hhhh) Drawing Ref. 033-2021 40 P1 Haul Road Layout, dated 5th July 2023;
- iiii) Drawing Ref. 033/2021/41 P1 Indicative Haul Road Site Plan Layout Sheet 1 of 4 (1:250 Scale), dated 5th July 2023;
- jjjj) Drawing Ref. 033/2021/42 P1 Indicative Haul Road Site Plan Layout Sheet 2 of 4 (1:250 Scale), dated 5th July 2023;
- kkkk) Drawing Ref. 033/2021/43 P1 Indicative Haul Road Site Plan Layout Sheet 3 of 4 (1:250 Scale), dated 5th July 2023;
- llll) Drawing Ref. 033-2021/44 P2 Indicative Haul Road Site Plan Layout Sheet 4 of 4 (1:250 Scale), dated 23rd February 2024;
- mmmm) Drawing Ref. 033-2021/45 P1 Haul Road Longitudinal Section – Road 1 (1/3), dated 5th July 2023;
- nnnn) Drawing Ref. 033-2021/46 P1 Haul Road Longitudinal Section - Road 1 (2/3), dated 5th July 2023;
- oooo) Drawing Ref. 033-2021/47 P1 Haul Road Longitudinal Section - Road 1 (3/3), dated 5th July 2023;
- pppp) Drawing Ref. TR23 4316\_RUR\_CEL V1 Indicative Cross Section: Cellweb Build Up for a Haul Road Over TRP Zone, dated 27th April 2023;

### Plant Site Plans

- qqqq) Drawing Ref. BW25-4 Plant Site Interim May 2025, dated 6th May 2025;
- rrrr) Drawing Ref. BW25-5 Plant Site Final May 2025, dated 6th May 2025;
- ssss) Drawing Ref. BW25-6 Plant Site Interim X-Sections, Dated 18th February 2025;
- tttt) Drawing Ref. BW25-7 Plant Site Final X Section, dated 18th February 2025;
- uuuu) Drawing Ref. 5738 3 Revision A, Proposed Workshop Building: Brockley Wood Quarry, Belstead, Proposed Floor Plan and Elevations, dated June 2022;
- vvvv) Drawing Ref. EDS-07-3102.GP A Small Power & Lighting Arrangement for Single Transformer Substation, dated 9th August 2017;

www) Drawing Ref. DS0968K - P6, P9 & P12 Gravity, dated 2<sup>nd</sup> June 2020; Drawing Ref. Total Aggs Solutions Weighbridge, Kitchen and Toilet Option 2, undated;

#### Landscape & Restoration

xxxx) Drawing Ref. 2133-WWA-XX-XX-DR-L-0101 P05 Landscape Restoration Plan, dated 2<sup>nd</sup> October 2023;  
yyyy) Drawing Ref. 2133-WWA-ZZ-XX-DR-L-0102 P06 Planting Restoration Plan 1 of 4, dated 2<sup>nd</sup> October 2023;  
zzzz) Drawing Ref. 2133-WWA-ZZ-XX-DR-L-0103 P06 Planting Restoration Plan 2 of 4, dated 2<sup>nd</sup> October 2023;  
aaaaa) Drawing Ref. 2133-WWA-ZZ-XX-DR-L-0104 P05 Planting Restoration Plan 3 of 4, dated 31<sup>st</sup> May 2023;  
bbbbb) Drawing Ref. 21-33 WWA ZZ XX DR L 0105 P08 Planting Restoration Plan 4 of 4, dated 18<sup>th</sup> February 2025;  
ccccc) Drawing Ref. 2133-WWA-ZZ-XX-DR-L-0106 P02 Restoration Area Plan, dated 2<sup>nd</sup> October 2023;  
ddddd) Drawing Ref. 2133-WWA-ZZ-XX-DR-L-0107 P01 Planting Restoration Plan 5, dated 2<sup>nd</sup> October 2023;  
eeee) Drawing Ref. 2133-WWA-ZZ-XX-DR-L-0108 P01 Typical Woodland Setting Out, Planting & Management, dated 23<sup>rd</sup> April 2024;

#### Regulation 25 Responses

ffff) Regulation 25 Response & Revised/Supplementary Submission Document on behalf of Brockley Wood Ventures Limited, Report Ref. P1946, NWA Planning Limited dated July 2022;  
ggggg) Regulation 25 Further Response & Revised/Supplementary Submission Documents on behalf of Brockley Wood Ventures Limited, NWA Planning Limited, Report Ref. P1946, dated October 2023;  
hhhhh) Written Scheme of Investigation for Archaeological Excavation on the Proposed Quarry Site at Brockley Wood, Belstead, Suffolk, Colchester Archaeological Trust, CAT Project Ref. 2024/041, April 2024;  
iiii) Extraction and Processing and Sale of Sand and Gravel and Processing of Inert Waste Materials with Ancillary Plant, Related Sales and Distribution, associated Access Works, Phased Restoration Using Inert Recovered Materials and Aftercare Plan, Land At Brockley Wood, Belstead, (Application Ref. Scc-0105-22b), Environmental Statement, Regulation 25 Response, Report Ref: P1946, NWA Planning, May 2025;  
jjjj) Proposed Quarry at Brockley Wood, Belstead, Suffolk, Additional Heritage Assessment, Report Ref. CA Report: SU0966\_01, Cotswold Archaeology, dated May 2025;  
kkkkk) Land at Brockley Wood, Belstead, Suffolk, Surface Water Flood Modelling Southern Stream, G.H. Bullard & Associates LLP, Report Ref. 033/2021/SWFM, Rev. P2, dated May 2025;  
lllll) Letter dated 2nd May 2025 from G.H. Bullard & Associates LLP to NWA Planning Ltd, headed Re: New Quarry, Brockley Wood, Belstead, Suffolk, Ref. 033/2021/03/DJB;



- mmmmm) Letter dated 16th May 2025 from G.H. Bullard & Associates LLP to NWA Planning Ltd, headed Re: New Quarry, Brockley Wood, Belstead, Suffolk, Planning Ref: SCC/0105/22B – Designer Response to LLFA Comments, Ref. 033/2021/004/DJB and Appendices;
- nnnnn) Land at Brockley Wood, Belstead, Suffolk, Surface Water Flood Modelling Southern Stream, G.H. Bullard & Associates LLP, Report Ref. 033/2021/SWFM, Rev. P2, dated May 2025;
- ooooo) Brockley Wood Quarry LVIA, Further Addendum, Wynne-Williams Associates (WWA), Version PL02, dated 6th May 2025;
- ppppp) Brockley Wood, Belstead - Air Quality Technical Note, Redmore Environmental Ltd, Report Ref. 4730c3, dated 6th May 2025;
- qqqqq) Planning Application SCC/0105/22B – Brockley Wood, Land off A12 Belstead, Suffolk, IP8 3JS, Project No: 2120502, Technical note Re: Planning Application SCC-0105-22B, Sharps Redmore, dated 6th May 2025;
- rrrrr) Technical Note headed Extraction, Processing, Sale of Sand And Gravel, Processing of Inert Waste Materials with Associated Plant and Related Sales and Distribution, Associated Access Works, Phased Restoration Using Inert Recovered Materials and Aftercare Plan, Land At Brockley Wood, Belstead, (Application Ref. Scc-0105-22b), Justification For Location Of Processing Plant, Operational Issues & Phased Working Scheme, Greenfield Environmental Ltd, undated
- sssss) Technical Note headed Land at Brockley Wood Land off A12 Belstead Suffolk IP8 3JS, Response to Holding Objection (dated 13th May 2025) from Suffolk County Council, as Lead Local Flood Authority (LLFA), Version 2, Greenfield Environmental Ltd, dated June 2025;
- ttttt) Land at Brockley Wood Land off A12 Belstead Suffolk IP8 3JS Response to Holding Objection (dated 13th May 2025) from Suffolk County Council, as Lead Local Flood Authority (LLFA) – V2 June 2025;
- uuuuu) Technical Note headed Proposed Quarry, Brockley Wood, Belstead, Report Ref. MA/VL/P21-2349/05TN, Create Consulting Engineers Ltd, dated 6th May 2025.

*Reason: To ensure that new development is completed in accordance with submitted details.*

## **Availability of Plans**

4. A copy of this permission, including all documents hereby approved and any other documents subsequently approved in accordance with any conditions of this permission shall be kept available for inspection on the site during the prescribed working hours.

*Reason: In the interests of clarity and to inform both site operators and visitors to the site of the site's operational responsibilities towards working methods and restoration commitments having regard to Policy GP4 of the Suffolk Minerals & Waste Local Plan (July 2020), and paragraph 224 of the National Planning Policy Framework (2024) and that planning decisions ensure that development does not allow unacceptable adverse impacts on the environment.*

## Temporary Visibility Splays

5. Prior to the construction and coming into use of the temporary construction access and construction compound, shown in Drawing Ref. 033-2021-SK070922-P8 Site Setup Plan Layout, dated 12th February 2024, the temporary visibility splay, as shown on the Plan shall be completed and thereafter maintained in accordance with the approved details until replaced by the permanent access and visibility splay referred to in Condition No. 7. Until the works for the formation of the visibility splay have been completed, the access shall be used no purpose other than the undertaking of those works.

*Reason: To ensure drivers of vehicles entering the highway have sufficient visibility to manoeuvre safely including giving way to approaching users of the highway without them having to take avoiding action and to ensure drivers of vehicles on the public highway have sufficient warning of a vehicle emerging in order to take avoiding action, if necessary, in accordance with Policy GP4 of the Suffolk Minerals & Waste Local Plan (July 2020), Policy LP26 of the Babergh and Mid Suffolk Joint Local Plan (2023), and Paragraph 115 of the National Planning Policy Framework (2023).*

## Footpath Works (First Stage)

6. Before the temporary access referred to in Condition No. 5 is first brought into use, the permanent works for the construction of Footpath 64 adjacent to the access and access road, including fencing, as shown on Drawing Ref. 033/2021/15 P4 Proposed Highway Access Site Layout Plan, dated 21st December 2023 shall be completed and thereafter be maintained in accordance with the approved details for the lifetime of the development.

*Reason: To ensure the access is laid out and completed to an acceptable design in the interests of the safety of persons using Footpath 64, in accordance with Policy GP4 of the Suffolk Minerals & Waste Local Plan (July 2020), Policy LP26 of the Babergh and Mid Suffolk Joint Local Plan (2023), and Paragraph 115 of the National Planning Policy Framework (2024).*

## Visibility Splays

7. Before the access first comes into use, other than as required to complete the temporary visibility splays in accordance with Condition No. 5, the visibility splays shall be provided to the nearside edge of the carriageway, as shown on Drawing Ref. 033/2021/15 P4 Proposed Highway Access Site Layout Plan, dated 21st December 2023 and thereafter maintained for the lifetime of the development.

Notwithstanding the provisions of Part 2 Class A of the Town & Country Planning (General Permitted Development) Order 2015 (or any Order revoking and re-enacting that Order with or without modification) no obstruction to visibility shall be erected, constructed, planted or permitted to grow over 0.6 metres high within the areas of the visibility splays.

*Reason: To ensure drivers of vehicles entering the highway have sufficient visibility to manoeuvre safely including giving way to approaching users of the*

*highway without them having to take avoiding action and to ensure drivers of vehicles on the public highway have sufficient warning of a vehicle emerging in order to take avoiding action, if necessary, in accordance with Policy GP4 of the Suffolk Minerals & Waste Local Plan (July 2020), Policy LP26 of the Babergh and Mid Suffolk Joint Local Plan (2023), and Paragraph 115 of the National Planning Policy Framework (2024).*

## **Construction Compound**

8. In accordance with the approved details set out in the Construction and Delivery Management Plan on behalf of Brockley Wood Ventures Limited, Report Ref. P1946v3, NWA Planning Limited, dated February 2024, the construction compound shown in Drawing Ref. 033-2021-SK070922-P8 Site Setup Plan Layout, dated 12th February 2024 shall be removed and the site reinstated to its original condition, other than as required to complete the operational site access in accordance with Drawing Ref. 033/2020/05 P10 Overall Vehicle Access Site Plan Layout (1:500 Scale), dated 20th February 2024 and Drawing Ref. 033/2021/15 P4 Proposed Highway Access Site Layout Plan, Dated 21st December 2023, before the completion of works in Phases 1a and 1b and before any works commence in Phase 2c or any other Phase.

*Reason: To ensure the access is laid out and completed to an acceptable design in the interests of the safety of persons using the access and users of the highway and to ensure the satisfactory reinstatement of the site on completion of the construction phase of the development, in accordance with Policy GP4 of the Suffolk Minerals & Waste Local Plan (July 2020), Policy LP26 of the Babergh and Mid Suffolk Joint Local Plan (2023), and Paragraph 115 of the National Planning Policy Framework (2024).*

## **Access Construction**

9. The construction of the Highway Access as shown on Drawing Ref. 033/2021/15 P4 Proposed Highway Access Site Layout Plan, dated 21st December 2023, shall be completed by no later than the completion of the construction works in Phases 1a and 1b and before any works commence in Phase 2c or any other subsequent phase.

The new access onto the highway shall be taken to have been completed when it has been properly surfaced with a bound material for a minimum distance of 15 metres measured from the nearside edge of the metalled carriageway, in accordance with Drawing Ref. 033/2021/15 P4 Proposed Highway Access Site Layout Plan, dated 21st December 2023.

*Reason: To ensure the access is laid out, constructed and completed to an acceptable design in the interests of the safety of persons using the access and users of the highway, in accordance with Policy GP4 of the Suffolk Minerals & Waste Local Plan (July 2020), Policy LP26 of the Babergh and Mid Suffolk Joint Local Plan (2023), and Paragraph 115 of the National Planning Policy Framework (2024).*

## Access - Gates

10. Gates or any other means of obstruction to the access shall be set back a minimum distance of 15 metres from the public highway and shall not open towards the highway.

*Reason: To avoid unacceptable safety risks and traffic delays arising from vehicles obstructing the public highway while the obstruction is removed or replaced by enabling vehicles to clear the highway while this is done, in accordance with Policy GP4 of the Suffolk Minerals & Waste Local Plan (July 2020), Policy LP26 of the Babergh and Mid Suffolk Joint Local Plan (2023), and Paragraph 115 of the National Planning Policy Framework (2024).*

## Vehicles Entering and Leaving the Site

11. All vehicles shall enter and leave the site in a forward gear at all times throughout the lifetime of the development, including the construction phase.

*Reason: To avoid unacceptable safety risks and traffic delays arising from vehicles obstructing the public highway, in accordance with Policy GP4 of the Suffolk Minerals & Waste Local Plan (July 2020), Policy LP26 of the Babergh and Mid Suffolk Joint Local Plan (2023), and Paragraph 115 of the National Planning Policy Framework (2024).*

## Manoeuvring and Parking Area for Vehicles

12. Prior to the commencement of the works to remove the construction compound in accordance with Condition No. 8, space to enable HGVs and cars to park, turn and leave the site in a forward gear, shall be laid out, demarcated, levelled, surfaced, drained and be retained thereafter available for that specific use, in accordance with Drawing Ref. BW25-4 Plant Site Interim February 2025, dated 17th February 2025 and Drawing Ref. BW25-5 Plant Site Final February 2025, dated 17th February 2025.

*Reason: To ensure the provision and long-term maintenance of adequate on-site space for the parking and manoeuvring of vehicles in accordance with the current Suffolk Guidance for Parking (2019) where on-street parking and or loading, unloading, and manoeuvring would be detrimental to highway safety.*

## Surface Water Drainage

13. The Surface Water Drainage Strategy as outlined within Condition 3 (Approved Details) shall be installed prior to first use of the upgraded internal access roadway. The surface water drainage shall be installed and maintained as set out within the 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, in accordance with policy GP4 (m) of the Suffolk Minerals and Waste Local Plan July 2020.*

## Highway and Vehicle Access Surface Water Drainage

14. The highway vehicle access surface water drainage for the Highway Access as shown on Drawing Ref. 033/2021/15 P4 Proposed Highway Access Site Layout Plan, dated 21st December 2023, shall be constructed in accordance with Condition No. 9 shall be completed in accordance with; Drawing Ref. 033/2021/06 P10 Indicative Vehicle Access Site Plan Layout Sheet 1 of 3 (1:250 Scale), dated 16 May 2025; Drawing Ref. 033/2021/07 P10 Indicative Vehicle Access Site Plan Layout Sheet 2 of 3 (1:250 Scale), dated 16 May 2025; and Drawing Ref. 033/2021/08 P9 Indicative Vehicle Access Site Plan Layout Sheet 3 of 3 (1:250 Scale), dated 16 May 2025, so as to prevent the discharge of surface water from the development onto the highway. The approved scheme shall be constructed and maintained in its entirety for the lifetime of the development.

*Reason: To prevent hazards caused by flowing water or ice on the highway, in accordance with Policy GP4 of the Suffolk Minerals & Waste Local Plan (July 2020), Policy LP26 of the Babergh and Mid Suffolk Joint Local Plan (2023), and Paragraph 115 of the National Planning Policy Framework (2024).*

## Construction and Delivery Management Plan

15. The development shall be undertaken strictly in accordance with the Construction and Delivery Management Plan on behalf of Brockley Wood Ventures Limited, Report Ref. P1946v3, NWA Planning Limited, dated February 2024 for the lifetime of the development.

*Reason: In the interest of highway safety to avoid the hazard caused by mud on the highway and to ensure a minimal adverse impact on the public highway during the construction phase, in accordance with Policy GP4 of the Suffolk Minerals & Waste Local Plan (July 2020), Policy LP26 of the Babergh and Mid Suffolk Joint Local Plan (2023), and Paragraph 115 of the National Planning Policy Framework (2024).*

## Footpath Works

16. The works to Footpaths FP 64/15/15A and 27 adjacent to the access road and on the haul road including the access and haul road crossing points shown on Insets A-D on Drawing Ref. 2133-WWA-ZZ-XX-DR-L-0106 P02 Restoration Area Plan, dated 2nd October 2023) shall be completed in accordance with the details shown on Drawing Ref. 033-2021/44 P2 Indicative Haul Road Site Plan Layout Sheet 4 of 4 (1:250 Scale), dated 23rd February 2024, Drawing Ref. 033/2021/13 P4 Indicative Access Road Construction Details, dated 5th July 2023 and, Drawing Ref. 033-2021 18 P1 Indicative Fencing Construction Details, dated 20th February 2024 before the crossing points first come into use, in either the construction phase or the operational phase of the development.

The footpaths shall thereafter be maintained in accordance with the approved details for the lifetime of the development.

*Reason: In the interests of highway safety and sustainable development by providing a footpath at an appropriate time where no provision may deter people*

*from walking, in accordance with Policy GP4 of the Suffolk Minerals & Waste Local Plan (July 2020), Policy LP26 of the Babergh and Mid Suffolk Joint Local Plan (2023), and Paragraph 115 of the National Planning Policy Framework (2024).*

### **Lorry Route Management Plan**

17. All Heavy Goods Vehicle movements to and from the site shall be undertaken strictly in accordance with the approved Lorry Route Management Plan, On Behalf of Brockley Wood Ventures Limited, Report Ref. P1946v4, NWA Planning Limited, dated January 2024 (otherwise referred to in the other conditions of the this permission as the “approved Lorry Route Management Plan”) or any subsequent revised Lorry Route Management Plan approved in accordance with Condition No. 20, and no Heavy Goods Vehicle movement to or from the site shall be undertaken, or permitted to be undertaken, on Capel Road/Station Road, Bentley Hall Road or Church Road, Bentley or on London Road/Swan Hill, Copdock as defined in the approved Lorry Route Management Plan other than for necessary direct access or in an emergency as directed by the police.

*Reason: In the interests of highway safety and to avoid congestion on the Strategic Road Network and to reduce and/or remove as far as is reasonably possible the effects of HGV traffic in sensitive areas, in accordance with Policy GP4 of the Suffolk Minerals & Waste Local Plan (July 2020), Policy LP26 of the Babergh and Mid Suffolk Joint Local Plan (2023), and Paragraph 115 of the National Planning Policy Framework (2024).*

### **CCTV Camera System and the Recording of HGV Movements into and out of the Quarry and Register of Complaints**

18. Prior to the commencement of any export of mineral from the site the CCTV/Automatic Number Plate Recognition (ANPR) camera system shall be installed and maintained at the site office to capture HGV registration numbers and the timing of each HGV movement into and out of the quarry, and the system shall be operated in accordance with paragraph 6.1 of the approved Lorry Route Management Plan.

Thereafter all heavy goods vehicle movements into and out of the site shall be monitored by the installed CCTV and Automatic Number Plate Recognition (ANPR) system and a record kept of all such movements by time, date, vehicle registration and vehicle operator. The record shall be kept and maintained throughout the operational life of the quarry and until the completion of the restoration of the site, and a record of any period specified shall be provided on request by the Mineral Planning Authority.

A register of complaints and record of investigations undertaken and actions taken to deal with such complaints shall be maintained at the site office, as specified in the approved Lorry Route Management Plan throughout the period of operation of the site and shall be made available on request for inspection to Mineral Planning Authority.

*Reason: In the interests of highway safety and to avoid congestion on the Strategic Road Network and to reduce and/or remove as far as is reasonably*

*possible the effects of HGV traffic in sensitive areas, in accordance with Policy GP4 of the Suffolk Minerals & Waste Local Plan (July 2020), Policy LP26 of the Babergh and Mid Suffolk Joint Local Plan (2023), and Paragraph 115 of the National Planning Policy Framework (2024).*

## **HGV Direction Signs**

19. Prior to the commencement of any export of mineral from the site the HGV direction signs as detailed in paragraph 5.6 of the approved Lorry Route Management Plan shall be erected and thereafter maintained throughout the operational life of the quarry and until the completion of the restoration of the site.

*Reason: In the interests of highway safety and to avoid congestion on the Strategic Road Network and to reduce and/or remove as far as is reasonably possible the effects of HGV traffic in sensitive areas, in accordance with Policy GP4 of the Suffolk Minerals & Waste Local Plan (July 2020), Policy LP26 of the Babergh and Mid Suffolk Joint Local Plan (2023), and Paragraph 115 of the National Planning Policy Framework (2024).*

## **Review of the Lorry Route Management Plan**

20. **Not before 18 months and by no later than two years from the start date notified to the Mineral Planning Authority in accordance with Condition No. 2 a review of the approved Lorry Route Management Plan shall be undertaken and submitted to the Mineral Planning Authority for written approval.**

**The review of the approved Lorry Route Management Plan shall be accompanied by a report on compliance with the approved Lorry Route Management Plan setting out details of the total number of HGV movements each month in the initial 18 month to two year period from the start date notified to the Mineral Planning Authority in accordance with Condition No. 2, the number of complaints, and in relation to those complaints, the number of movements that were routed in compliance with the approved Lorry Route Management Plan, and the number of movements that were routed in breach of the Lorry Route Management Plan, i.e. via the Restricted HGV access routes identified in paragraph 5.5 of the approved Lorry Route Management Plan. The review shall identify any revisions required to the approved Lorry Route Management Plan to secure the routing of HGVs to avoid the Restricted HGV access routes and further details of any further period of review in the event that any such revisions are required.**

**The revised Lorry Route Management Plan incorporating the proposed revision shall be submitted to the Mineral Planning Authority for written approval within three months of the approval of the review of the approved Lorry Route Management Plan and thereafter be implemented for the operational life of the quarry and until the completion of the restoration of the site.**

*Reason: In the interests of highway safety and to avoid congestion on the Strategic Road Network and to reduce and/or remove as far as is reasonably possible the effects of HGV traffic in sensitive areas, in accordance with Policy GP4 of the Suffolk Minerals & Waste Local Plan (July 2020), Policy LP26 of the Babergh and Mid Suffolk Joint Local Plan (2023), and Paragraph 115 of the National Planning Policy Framework (2024).* Surface Water Drainage

## **Drainage Monitoring**

21. Throughout the period of working, including extraction, restoration and aftercare, the operator shall ensure that drainage from areas adjoining the site is not impaired or rendered less efficient by the permitted operations. The operator shall take all reasonable steps, including the provision of any necessary works, to prevent damage by erosion, silting or flooding and to make proper provision for the disposal of all water entering, arising on or leaving the site during the permitted operations.

*Reason: To ensure that the drainage of areas adjoining the site is not impaired or rendered less efficient by the permitted operations and that the principles of sustainable drainage are incorporated into this proposal, in accordance with Policies GP2 and GP4 of the Suffolk Minerals & Waste Local Plan (July 2020), LP26 and LP27 of the Babergh and Mid Suffolk Joint Local Plan - Part 1, Policies BEN 3 and BEN 4 of the Bentley Neighbourhood Plan, and Paragraph 181 of the National Planning Policy Framework (2024).*

## **Hours of Operation:**

22. Site activities shall only be carried out between the following times:
- a) 07:00 – 18:00 hours Mondays to Fridays; and
  - b) 07:00 – 13:00 hours Saturdays.
  - c) No working would be undertaken on Sundays or Bank/Public Holidays.
  - d) Concrete crushing shall only be carried out between 08:00-16:00 Mondays to Fridays only.

*Reason: To protect the amenity of neighbouring properties, and the rural environment in accordance with Policy GP4 of the Suffolk Minerals & Waste Local Plan (July 2020), and paragraphs 187, and 198 of the National Planning Policy Framework (2024) and the need to ensure that mineral development does not have any unacceptable adverse impacts on the natural environment and human health.*

## **Noise Control Limits**

23. With the exception of noise emitted from the site from temporary soil stripping operations, landscape operations and bund construction and removal operations, the noise emitted from the extraction site or the plant site shall not exceed the noise limits stated below at the following properties (as defined in the Brockley Wood, Belstead, Proposed Quarry, Assessment of Sound Levels, Report Ref. 2120502, Sharps Redmore Partnership Ltd, dated 22 September 2022, Section 4.5 Table 2):



Reference	Location	Limit dB LAeq (1 hour)
NL1	Tudor House, Old London Road, Copdock	64dB
NL2	Red House, Old London Road, Copdock	62dB
NL3	Hare Cottage, Copdock, IP8 3JS	62dB
NL4	Crope Hall, Vharity Lane, Belstead	54dB
NL5	Charity Farm, Charity Lane, Belstead	54dB
NL6	Bentley Old Hall, Old Hall Lane, Bentley	51dB

Noise for temporary operations from temporary soil stripping operations, landscape operations and bund construction and removal operations, at each of the properties listed above shall not exceed 70 dB LAeq (1 hour) free field. Temporary operations shall not exceed a total of 8 weeks in any calendar year. The noise limits apply during normal site operations between 0700 and 1800 Monday to Friday and 0700 to 1300 Saturdays. Measurements should be taken at 1.5 meters above local ground level, in free-field condition away from any buildings. LAeq,T sound level should be sampled for a period of one hour at each monitoring position. Measurements within the hour should be recorded at 10-minute intervals.

The date of the coming into beneficial use of the wash plant or the dry crushing and screening plant, whichever is the sooner, shall be notified in writing to the Mineral Planning Authority within one week of the dry crushing and screening plant coming into beneficial use.

*Reason: To protect the amenity of neighbouring occupiers during the life of the site activities approved under this permission in accordance with Policies MS3 and GP4 of the Suffolk Minerals & Waste Local Plan (July 2020), and paragraphs 187, 198 and 224 of the National Planning Policy Framework (2024) and the need to ensure that mineral development does not have any unacceptable adverse impacts on the natural environment and human health.*

### Noise from Reversing Vehicles

24. All heavy goods vehicles and all mobile plant operating on the site will be fitted with broadband ('white-noise') reverse warning systems and maintained in accordance with the manufacturer's recommendations for the lifetime of the development.

*Reason: In the interests of clarity, to protect the amenity of neighbouring occupiers in accordance with Policy GP4 of the Suffolk Minerals & Waste Local Plan (July 2020), and paragraphs 187, 198 and 224 of the National Planning Policy Framework (2024) and the need to ensure that mineral development does not have any unacceptable adverse impacts on the natural environment and human health.*

### Noise Management Policy

25. The development shall be undertaken strictly in accordance with the Brockley Wood Quarry, Noise Management Policy, Report Ref. 2120502, Sharps Redmore, dated 21 September 2022.

Noise Monitoring shall be undertaken on request by the Mineral Planning Authority strictly in accordance with the approved noise monitoring scheme.

The scheme for noise monitoring shall reflect the location and levels set in Condition No. 23

The approved Noise Management Policy shall be implemented for the lifetime of the development.

*Reason: To protect the amenity of neighbouring occupiers during the life of the site activities approved under this permission in accordance with Policies MS3 and GP4 of the Suffolk Minerals & Waste Local Plan (July 2020), and paragraphs 187, 198 and 224 of the National Planning Policy Framework (2024) and the need to ensure that mineral development does not have any unacceptable adverse impacts on the natural environment and human health.*

### **Noise Validation Assessment**

- 26. A validation assessment of the Brockley Wood, Belstead, Proposed Quarry, Assessment of Sound Levels, Report Ref. 2120502, Sharps Redmore Partnership Ltd, dated 22 September 2022, shall be undertaken within one month of the wash plant or the dry crushing and screening plant coming into beneficial use, whichever is the sooner, to demonstrate that the noise levels shall not exceed the noise limits levels set out in Condition No. 23, and the report of the assessment shall thereafter be submitted to the Mineral Planning Authority within three months of the wash plant or the dry crushing and screening plant coming into beneficial use.**

*Reason: To protect the amenity of neighbouring occupiers during the life of the site activities approved under this permission in accordance with Policies MS3 and GP4 of the Suffolk Minerals & Waste Local Plan (July 2020), and paragraphs 187, 198 and 224 of the National Planning Policy Framework (2024) and the need to ensure that mineral development does not have any unacceptable adverse impacts on the natural environment and human health.*

### **Vehicle Movements**

- 27. No vehicles shall be permitted to enter the site or park on the access track other than during the approved operating hours.**

*Reason: To protect the amenity of neighbouring occupiers in accordance with Policy GP4 of the Suffolk Minerals & Waste Local Plan (July 2020), and paragraphs 187, 198 and 224 of the National Planning Policy Framework (2024) and the need to ensure that mineral development does not have any unacceptable adverse impacts on the natural environment and human health.*

### **Screening and Crushing**

- 28. Within any period of 56 consecutive days, including Saturdays, the dry screening and crushing plant (as shown on Drawing Ref. BW25-5 Plant Site Final May 2025, dated 6th May February 2025, shall be operated for a period or periods not exceeding 21 days in total.**

No screening or crushing of imported inert waste shall be undertaken anywhere on the site, other than in the area and at the level shown on Dry Screening and Crushing area on Drawing Ref. BW25-5 Plant Site Final May 2025, dated 6th May 2025.

*Reason: To protect the amenity of neighbouring occupiers during the life of the site activities approved under this permission in accordance with Policies MS3 and GP4 of the Suffolk Minerals & Waste Local Plan (July 2020), and paragraphs 187, 198 and 224 of the National Planning Policy Framework (2024) and the need to ensure that mineral development does not have any unacceptable adverse impacts on the natural environment.*

### **Retention of Soils On-Site for Restoration**

29. All topsoil, subsoil, and soil-forming material shall be retained on the site in accordance with the approved drawings listed in Condition No. 3. Pockets of suitable soil-forming material shall be recovered during the stripping or excavation operations, wherever practicable, for use during the restoration phase.

*Reason: To ensure the retention and reuse of the soil resource on the site in accordance with Policy GP4 of the Suffolk Minerals & Waste Local Plan (July 2020), paragraphs 187 of the National Planning Policy Framework (2024) and the need to ensure that mineral development does not have any unacceptable adverse impacts on the natural environment.*

### **Soil Stripping**

30. All available topsoil (and subsoil) shall be stripped before any part of the site is excavated, built upon or otherwise traversed by heavy machinery (except for the purpose of stripping or stacking soil on those parts).

**Soil stripping and soil tripping depths shall accord with the details in the Environmental Statement, Appendix D, Soils and Agriculture, Appendix 1 Soils Resources Report, Soil Resources and Agricultural Quality of Land at Brockley Farm, Ipswich, Report Ref. 1882/1, Land Research Associates Ltd, dated 28th October 2021, Section 4.0 Soil Resources and their Use and Appendix 2, Soils Phasing Schedule, and Appendix 3, Soil Handling & Soil Movement Scheme for Proposed Mineral Development at Brockley Wood, Nr Belstead, Suffolk, to comply with Best Practice, Dated February 2022.**

**Soils identified for use as a subsoil substitute shall be stripped separately and either re-spread over the replaced overburden or stored separately for subsequent replacement.**

**Written notification shall be given to the Mineral Planning Authority seven clear working days' notice of the intention to start stripping soils, within each Phase.**

*Reason: To protect the soil resource and integrity of the soil structure in accordance with Policy GP4 and Policy MP6 of the Suffolk Minerals & Waste*

*Local Plan (July 2020), paragraph 187 of, the National Planning Policy Framework (2024) and the need to ensure that mineral development does not have any unacceptable adverse impacts on the natural environment.*

## **Soil Handling and Storage**

31. All soil handling and storage operations shall be carried out in accordance with the approved scheme and the methodology detailed in the Environmental Statement, Appendix D Soils and Agriculture, Appendix 1 Soils Resources Report, Soil Resources and Agricultural Quality of Land at Brockley Farm, Ipswich, Report Ref. 1882/1, Land Research Associates Ltd, dated 28th October 2021, Section 4.0 Soil Resources and their Use and Appendix 2, Soils Phasing Schedule, and Appendix 3, Soil Handling & Soil Movement Scheme for Proposed Mineral Development at Brockley Wood, Nr Belstead, Suffolk, to comply with Best Practice, Dated February 2022.

*Reason: To protect the soil resource and integrity of the soil structure in accordance with Policy GP4 and Policy MP6 of the Suffolk Minerals & Waste Local Plan (July 2020), paragraph 187 of, the National Planning Policy Framework (2024) and the need to ensure that mineral development does not have any unacceptable adverse impacts on the natural environment.*

## **Handling and Movement of Soils**

32. Soil shall only be moved when in a dry and friable condition. For all soil types, no soil handling shall proceed during and shortly after significant rainfall, and/or when there are any puddles on the soil surface.

Soil handling and movement shall not be carried out between the months of October to March inclusive.

Plant or vehicle movement shall be confined to clearly defined haul routes, or the overburden surface and shall not cross areas of topsoil and subsoil.

*Reason: To protect the soil resource and integrity of the soil structure in accordance with Policy GP4 and Policy MP6 of the Suffolk Minerals & Waste Local Plan (July 2020), paragraph 187 of, the National Planning Policy Framework (2024) and the need to ensure that mineral development does not have any unacceptable adverse impacts on the natural environment.*

## **Soil Storage**

33. Bunds for the storage of agricultural soils shall conform to the following criteria:
- a) Topsoils, subsoils and subsoil substitutes shall be stored separately;
  - b) Where continuous bunds are used dissimilar soils shall be separated by a third material;
  - c) Topsoil bunds shall not exceed 3 m in height and subsoil (or subsoil substitute) bunds shall not exceed 3 m in height; and
  - d) Materials shall be stored like upon like so that topsoil shall be stripped from beneath subsoil bunds and subsoil from beneath overburden bunds.

*Reason: To protect the soil resource and integrity of the soil structure in accordance with Policy GP4 and Policy MP6 of the Suffolk Minerals & Waste Local Plan (July 2020), paragraph 187 of, the National Planning Policy Framework (2024) and the need to ensure that mineral development does not have any unacceptable adverse impacts on the natural environment.*

## **Management and Maintenance of Soil Storage**

34. All bunds intended to remain in situ for more than 6 months or over the winter period (December, January and February) are to be grassed over and weed control and other necessary maintenance to ensure the stability of the bunds are carried out to the satisfaction of the Mineral Planning Authority.

*Reason: To protect the soil resource and integrity of the soil structure and to prevent the accumulation of harmful weeds building up in the soil resource in accordance with Policy GP4, Policy MP6 of the Suffolk Minerals & Waste Local Plan (July 2020), and paragraph 187 the National Planning Policy Framework (2024) and the need to ensure that mineral development does not have any unacceptable adverse impacts on the natural environment.*

## **Dust Management Plan**

35. The development shall be undertaken strictly in accordance with the scheme for dust mitigation at the site, set out in the Dust & Emissions Management Plan (DEMP), Prepared for Brockley Wood Ventures Ltd, Revision 1.0 Final, Project/Report No: 311465, Mabbett & Associates Ltd, undated.

*Reason: To ensure that the applicant has in place an appropriate plan to mitigate environmental nuisance arising on both neighbouring sensitive receptors and the rural environment as a result of their activities having regard to Policy GP4 of the Suffolk Minerals & Waste Local Plan (July 2020), and paragraphs 187, 198 and 224 of the National Planning Policy Framework (2024) and the need to ensure that mineral development does not have any unacceptable adverse impacts on the natural environment and human health.*

## **Vehicle Sheeting**

36. All loaded vehicles entering or leaving the site shall have effective mitigation to stop materials from being dropped onto the public highway.

*Reason: In the interests of highway safety and local amenity, to prevent site detritus from contaminating the public highway in the interests of highway safety in accordance with Policy GP4 of the Suffolk Minerals & Waste Local Plan (July 2020), and paragraphs 115, 187, 198 and 224 of the National Planning Policy Framework (2024) and the need to ensure that mineral development does not have any unacceptable adverse impacts on the natural environment and human health.*

## **Arboricultural Method Statement and Tree Protection Plan**

37. Prior to the commencement of any soil stripping or excavation works, other than required for the purposes of the construction of the site access and haul road in accordance with Condition No. 9, a revised Arboricultural Method Statement and Tree Protection Plan shall be submitted to and approved in writing by the Mineral Planning Authority, to include location-specific construction methods for services that cross vegetation. The approved version shall be implemented in full for the duration of the permission.

Tree Protection must include fencing of sufficient height and other specifications to clearly define a protective perimeter to avoid accidental damage, parking or storage of equipment or materials.

All tree works and any other works requiring arboricultural supervision shall be carried out in accordance with the agreed Arboricultural Method Statement and Tree Protection Plan for the lifetime of the development.

*Reason: To ensure that trees and vegetation to be retained for the benefit of landscape and visual amenity are protected from construction and mineral extraction enabling works, in accordance with Policies MS3, GP4 and MP6 of the Suffolk Minerals & Waste Local Plan (July 2020), and Chapter 12, paragraphs 131, 135 and 136, and Chapter 15, paragraphs 187 and 115 to 118 of the National Planning Policy Framework (2024).*

#### **Access and Haul Road Arboricultural Method Statement**

38. The construction of the access road and haul road, from the access onto the public highway to the location of the wheelwash, as shown on Drawing Ref. 033-2021 33 P4 Haul Road Options Overall Haul Road Route, dated 10th May 2023, shall be undertaken strictly in accordance with:

- a) Application Form, dated 11th April 2024 (submitted with Discharge of Condition Application Ref. SCC/0105/22B/Art27c34);
- b) Arboricultural Method Statement, Proposed Access and Haul Road, Brockley Wood, Belstead, Report Ref. OAS 22-031-AR02, Rev B, Oakfield Arboricultural Services Ltd, dated April 2024; and
- c) Details set out in the Email from Margaret Carter, 12.19pm, dated 20th May 2024.

*Reason: To ensure that trees and vegetation to be retained for the benefit of landscape and visual amenity are protected from construction and mineral extraction enabling works, in accordance with Policies MS3, GP4 and MP6 of the Suffolk Minerals & Waste Local Plan (July 2020), and Chapter 12, paragraphs 131, 135 and 136, and Chapter 15, paragraphs 187 and 115 to 118 of the National Planning Policy Framework (2024).*

#### **Protection of Trees from Mineral Extraction**

39. No mineral extraction or other excavation shall take place within 10m of the canopy of trees and woodland to be retained.

*Reason: To ensure that trees and vegetation to be retained for the benefit of landscape and visual amenity are protected from mineral extraction, in*

*accordance with Policies MS3, GP4 and MP6 of the Suffolk Minerals & Waste Local Plan (July 2020), and Chapter 12, paragraphs 131, 135 and 136, and Chapter 15, paragraphs 187 of the National Planning Policy Framework (2024).*

## **Scheme of Soft Landscaping and Planting**

- 40. Within 3 months of the start date notified in accordance with Condition No. 2, a scheme of soft landscaping that is in accordance with the concepts provided in Drawing Ref. 2133-WWA-XX-XX-DR-L-0101 P05 Landscape Restoration Plan, dated 2nd October 2023, shall be submitted to the Mineral Planning Authority for written approval. This detailed scheme shall be drawn to a scale of not less than 1:200 and shall include planting plans and written specifications including:**

- a) soil preparation, cultivation and other operations associated with plant and grass establishment;**
- b) watering;**
- c) weed control;**
- d) measures for the protection of planting, including specifications for combined rabbit and deer-proof fencing for woodland planting;**
- e) schedules of plants noting species, provenance, plant sizes and proposed numbers/densities;**
- f) detailed setting out of planting patterns for woodland planting;**
- g) A five-year aftercare scheme**

**The soft landscaping shall thereafter be undertaken in accordance with the approved details.**

*Reason: To protect landscape and visual amenity in accordance with Policies MS3, GP4 and MP6 of the Suffolk Minerals & Waste Local Plan (July 2020), Chapter 12, paragraphs 131, 135 and 136, and Chapter 15, paragraphs 187 of the National Planning Policy Framework (2024).*

## **Planting Implementation Plan**

- 41. All planting as set out in the revised and detailed version of the Brockley Wood Quarry Ecological and Landscape Management and Maintenance Plan Prepared for Brockley Wood Ventures Ltd, Report Ref. Reference: 2113-WWA-XX-XX-RP-L-0601, to be submitted in accordance with Condition No. 43, shall be strictly completed in accordance with the Implementation Plan set out in Section 7 (or as otherwise renumbered in the revised and details version) of the Ecological and Landscape Management and Maintenance Plan.**

*Reason: To ensure Biodiversity Net Gain is achieved and mitigative screen planting is successful and retained in accordance with Policy GP4, and MP6 of the Suffolk Minerals & Waste Local Plan (July 2020), and paragraphs 187 and 198 and 224 of the National Planning Policy Framework (2024).*

## **Scheme of Aftercare**

- 42. For a period of five years after planting, any planting removed, dying or becoming seriously damaged or diseased shall be replaced annually**

within the first available planting season with planting of similar size and species.

Before the 1 September of every year during the aftercare period, an annual record of aftercare operations carried out on-site during the previous 12 months shall be submitted to the Mineral Planning Authority and access provided for a site inspection by the Mineral Planning Authority. The progression through the aftercare period may be suspended if plant failures are substantial.

*Reason: To ensure the successful establishment of planting to protect landscape and visual amenity in accordance with Policies MS3, GP4 and MP6 of the Suffolk Minerals & Waste Local Plan (July 2020), and Chapter 12, paragraphs 131, 135 and 136, and Chapter 15, paragraphs 185 of the National Planning Policy Framework (2024).*

### **Ecological and Landscape Management and Maintenance Plan**

43. Within three months of the start date notified in accordance with Condition No. 2, a revised and detailed version of the Brockley Wood Quarry Ecological and Landscape Management and Maintenance Plan Prepared for Brockley Wood Ventures Ltd, Report Ref. Reference: 2113-WWA-XX-XX-RP-L-0601, shall be submitted to the Mineral Planning Authority for written approval, to secure the ongoing maintenance of the mitigation planting and ecological enhancement measures for the duration of the operational and decommissioning phases of the site to cover the period after the end of the 5 years of aftercare. The site shall thereafter be managed and maintained in accordance with the approved plan.

*Reason: To ensure Biodiversity Net Gain is achieved and mitigative screen planting is successful and retained in accordance with Policy GP4, and MP6 of the Suffolk Minerals & Waste Local Plan (July 2020), and paragraphs 185 and 198 and 224 of the National Planning Policy Framework (2024).*

### **Ecological Mitigation Plan**

44. The development shall be undertaken strictly in accordance with the Proposed Quarry at Brockley Wood, Belstead, Ecological Mitigation Plan for Brockley Wood Ventures Ltd, Hopkins Ecology Ltd, dated 5th October 2023.

*Reason: To ensure that adequate and appropriate mitigation is undertaken to address temporary impacts during the operational phase and restoration phases of the development and to ensure the adequate and appropriate mitigation and enhancement measures for the adjacent floodplain ditches as a result of habitat creation arising from the proposed site restoration plans to ensure a net gain for biodiversity in accordance with Policy GP4, and MP6 of the Suffolk Minerals & Waste Local Plan (July 2020), and paragraphs 187 and 193 and 224 of the National Planning Policy Framework (2021).*

### **External Lighting**

45. Prior to the installation of any fixed external lighting, a 'Lighting Design Strategy for Biodiversity' for areas to be lit shall be prepared by a suitably



qualified lighting consultant and submitted to the Mineral Planning Authority for written approval. The strategy shall:

- a) Identify those areas/features on site that are particularly sensitive for bats, and those areas where lights 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 (through technical specifications and the provision of appropriate lighting contour plans which shall include lux levels of the lighting to be provided) so that it can be clearly demonstrated that areas to be lit will not cause light pollution and disturb or prevent bats using their territory or having access to their breeding sites and resting places; and
- c) Include the hours of operation for the approved lighting.

The lighting shall be installed in accordance with the specifications and locations set out in the approved strategy and shall be maintained thereafter in accordance with the strategy for the lifetime of the development.

*Reason: To prevent light pollution in the interests of the protection of amenity, biodiversity and the dark skies of the Suffolk countryside and the proximity to The Broads. in accordance with Policy GP4 of the Suffolk Minerals & Waste Local Plan (July 2020), and paragraph 198 of the National Planning Policy Framework (2024).*

## Archaeology

46. No quarrying shall take place within the Excavation Areas (Areas 1-5), as coloured blue in Figure 1 in the Written Scheme of Investigation for Archaeological Excavation on the Proposed Quarry Site at Brockley Wood, Belstead, Suffolk, Colchester Archaeological Trust, CAT Project Ref. 2024/041, April 2024, until programme of archaeological work in accordance with the approved Scheme, has been undertaken and completed.

No quarrying shall take place within Phase 4 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 Mineral 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; and
- g) Provision to be made for ongoing Palaeolithic and geoarchaeological assessment.

Archaeological site investigation and recording must be carried out in accordance with the approved Written Scheme of Investigation and completed prior to the commencement of quarrying in each phase, or in such other phased arrangement, as agreed and approved in writing by the Mineral Planning Authority.

Within 1 year of the completion of on-site archaeological works across all phases, a post-investigation assessment must be completed, submitted to and approved in writing by the Mineral Planning Authority, in accordance with the programme set out in the approved Written Scheme of Investigation 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 Policies MS3 and GP4 of the Suffolk Minerals & Waste Local Plan (July 2020), and paragraphs 212, 218 and 224 of the National Planning Policy Framework (2024).*

#### **Weighbridge, Kitchen and Toilet Building**

- 47. Prior to the installation of the weighbridge, kitchen and toilet building, dimensioned elevation drawings and details of material finishes and colours of the building, shall be submitted and approved in writing by the Waste Planning Authority. The building shall thereafter be installed in accordance with the approved details.

*Reason: To maintain control over the development and to minimise the visual and amenity impacts in accordance with Policy GP4 of the Suffolk Minerals & Waste Local Plan (July 2020), and paragraph 224 of the National Planning Policy Framework (2024) and the need to ensure that mineral development does not have any unacceptable adverse impacts on the natural environment.*

#### **Weighbridge**

- 48. Prior to the installation of the weighbridges, details including plans, dimensioned plans, elevations and sections and details of colours of the weighbridges, shall be submitted and approved in writing by the Waste Planning Authority. The weighbridges shall thereafter be installed in accordance with the approved details.

*Reason: To maintain control over the development and to minimise the visual and amenity impacts in accordance with Policy GP4 of the Suffolk Minerals &*

*Waste Local Plan (July 2020), and paragraph 224 of the National Planning Policy Framework (2024) and the need to ensure that mineral development does not have any unacceptable adverse impacts on the natural environment.*

## **Plant Details**

- 49. Prior to the installation, details including dimensioned elevations, material finishes and colours of all the component parts of the following plant:**

- a) Workshop Building (material finishes and colours only)**
- b) Wash Plant**
- c) Dry Screening & Crushing Plant**
- d) Bagging Plant**
- e) Wheelwash**
- f) Fuel Tank**

**Shall be submitted and approved in writing by the Mineral Planning Authority. All the component parts of the plant shall thereafter be installed and maintained in accordance with the approved details.**

*Reason: To maintain control over the development and to minimise the visual and amenity impacts in accordance with Policy GP4 of the Suffolk Minerals & Waste Local Plan (July 2020), and paragraph 224 of the National Planning Policy Framework (2024) and the need to ensure that mineral development does not have any unacceptable adverse impacts on the natural environment.*

## **Plant Site Security Fence**

- 50. Prior to the installation of the Plant Site Security fence, details including elevations and a specification of the fence and gates shall be submitted to and approved in writing by the Mineral Planning Authority. The fence and gates shall therefore be erected and maintained in accordance with the approved details.**

*Reason: To maintain control over the development and to minimise the visual and amenity impacts in accordance with Policy GP4 of the Suffolk Minerals & Waste Local Plan (July 2020), and paragraph 224 of the National Planning Policy Framework (2024) and the need to ensure that mineral development does not have any unacceptable adverse impacts on the natural environment.*

## **Removal of Permitted Development Rights**

- 51. Notwithstanding the provisions of Article 3 and Schedule 2, Part 17, Class A and Class B, of The Town and Country Planning (General Permitted Development) (England) Order 2015 as amended or any subsequent or amending Order, no plant/structures or machinery whether fixed or static, lagoons, mineral/waste or other material stocking or other structures shall be erected or placed on the site, except as provided for under other conditions of this permission.**

*Reason: To maintain control over the development and to minimise the potential for visual, landscape and acoustic intrusion in accordance with Policy GP4 of the Suffolk Minerals & Waste Local Plan (July 2020), and paragraph 224 of the*

*National Planning Policy Framework (2024) and the need to ensure that mineral development does not have any unacceptable adverse impacts on the natural environment and human health.*

### **Dumper Access Routes**

- 52. The dumper access route between the area of extraction and the Plant Site for Phases 1a, 1b, 2a and 2b shall be via the haul road only, as shown on Drawing Refs. 033/2021/33 P4, 033/2021/40/P1, 033/2021/41/P1, 033/2021/42/P1 and 033/2021/43/P1. Prior to the commencement of mineral extraction in Phase 4, details of the dumper access route to be used in relation to Phase 4 to provide access between the area of extraction Phase 4 and the Plant Site, including a plan and details of any works to construct the dumper access route, shall be submitted to and approved in writing by the Mineral Planning Authority. The dumper access route in each phase shall thereafter be constructed and used in accordance with the approved details.**

*Reason: To maintain control over the development and to minimise the visual and amenity impacts in accordance with Policy GP4 of the Suffolk Minerals & Waste Local Plan (July 2020), and paragraph 224 of the National Planning Policy Framework (2024) and the need to ensure that mineral development does not have any unacceptable adverse impacts on the natural environment.*

### **No Aggregates to be Imported into the Site**

- 53. No aggregates or recycled aggregates shall be imported into the site for processing on the site or sale from the site.**

*Reason: To maintain control over the development and to minimise the traffic and amenity impacts in accordance with Policy GP4 of the Suffolk Minerals & Waste Local Plan (July 2020), and paragraph 224 of the National Planning Policy Framework (2024) and the need to ensure that mineral development does not have any unacceptable adverse impacts on the natural environment and human health.*

### **Retail Sales from the Site**

- 54. There shall be no retail sales from the site other than minerals extracted from the site and recycled aggregates processed through the inert waste materials screening, washing, grading and recycling plant.**

*Reason: To maintain control over the development and to minimise the traffic and amenity impacts in accordance with Policy GP4 of the Suffolk Minerals & Waste Local Plan (July 2020), and paragraph 224 of the National Planning Policy Framework (2024) and the need to ensure that mineral development does not have any unacceptable adverse impacts on the natural environment and human health.*

### **Community Liaison Group**

- 55. Within three months from the date of this permission, a constitution of a Community Liaison Group shall be submitted to the Mineral Planning**

**Authority.** The constitution shall be implemented as approved in writing by the Mineral Planning Authority prior to any extraction works commencing. The constitution shall make provision for:

- a) Those who would be invited;
- b) The selection of a chairperson;
- c) The drafting and circulation of agendas;
- d) The recording and circulation of minutes;
- e) The approximate dates of at least two regular meetings per year;
- f) The circumstances under which extraordinary meetings may be called;
- g) The local venue to be used; and
- h) The proposed date for the first meeting of the community liaison group.

**Meetings of the Community Liaison Group shall be held in accordance with the approved constitution.**

*Reason: In the interests of community liaison in accordance with Policy GP4, of the Suffolk Minerals & Waste Local Plan (July 2020), and Paragraph 224 of the National Planning Policy Framework (2024) and the need to ensure that mineral development does not have any unacceptable adverse impacts on the natural environment and human health.*

#### **A12 Screen Barrier**

- 56. Prior to the haul road through Phases 1a coming into operational use, details of a barrier to screen the haul road from the A12 so as to prevent the distraction of headlights being visible both from and on to the A12, shall be submitted to and approved in writing by the Mineral Planning Authority. The approved screen barrier shall thereafter be installed and maintained in accordance with the approved details.**

*Reason: To prevent the distraction of drivers on the A12 as a result the headlights of vehicles operating on the site giving rise to an unacceptable safety risk, in accordance with Policy GP4 of the Suffolk Minerals & Waste Local Plan (July 2020), Policy LP26 of the Babergh and Mid Suffolk Joint Local Plan (2023), and Paragraph 115 of the National Planning Policy Framework (2024).*

#### **Use of Beacons on Quarry Vehicles and HGVs adjacent to the A12**

- 57. Beacons on quarry vehicles and HGVs shall not be used on the access road and haul road through Phases 1a, 2a and 2b.**

*Reason: To prevent the distraction of drivers on the A12 as a result the use of beacons on quarry vehicles and HGVs operating on the site giving rise to an unacceptable safety risk, in accordance with Policy GP4 of the Suffolk Minerals & Waste Local Plan (July 2020), Policy LP26 of the Babergh and Mid Suffolk Joint Local Plan (2023), and Paragraph 115 of the National Planning Policy Framework (2024).*

#### **Construction Management Plan for Dust and Debris**

- 58. Prior to the access road and haul road through Phases 1a, 2a and 2b coming into operation use, a Construction Management Plan setting out**

details of measures to be taken to prevent dust and debris from reaching the A12, shall be submitted to and approved in writing by the Mineral Planning Authority. The Construction Management Plan shall thereafter be installed and maintained in accordance with the approved details.

*Reason: To prevent dust and debris from being deposited on the A12 giving rise to an unacceptable safety risk, in accordance with Policy GP4 of the Suffolk Minerals & Waste Local Plan (July 2020), Policy LP26 of the Babergh and Mid Suffolk Joint Local Plan (2023), and Paragraph 115 of the National Planning Policy Framework (2024).*

#### **Advance Woodland Planting between Brockley Wood and Old Hall Wood**

- 59. By no later than the end of the first planting season following the date of this permission, details the advance woodland planting between Brockley Wood and Old Hall Wood, including a planting schedule, setting out and planting and management details including timescales, shall be submitted to and approved in writing by the Mineral Planning Authority and thereafter the planting completed.**

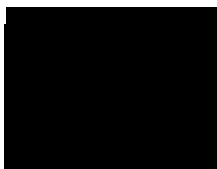
**The approved planting shall be maintained in accordance with the approved details for the lifetime of the development and any planting that is removed, dies or becomes seriously damaged or diseased shall be replaced annually within the first available planting season with planting of similar size and species.**

**Before the 1 September of every year, an annual record of aftercare operations carried out on-site during the previous 12 months shall be submitted to the Mineral Planning Authority and access provided for a site inspection by the Mineral Planning Authority.**

*Reason: To safeguard the special qualities of the Suffolk Coast & Heaths Additional Project Area as a Valued Landscape and the setting of Bentley Old Hall as designated heritage asset in accordance with the Policies MS3 and GP4 of the Suffolk Minerals & Waste Local Plan (July 2020), Policies LP17, LP18 and LP19 of the Babergh and Mid Suffolk Joint Local Plan (2023), and Chapter 15, Paragraph 187 and Chapter 16, paragraph 208 of the National Planning Policy Framework (2024).*

28 July 2025

Date:



Head of Planning  
Growth, Highways & Infrastructure  
Endeavour House  
8 Russell Road  
Ipswich. IP1 2BX

## **Working with the applicant in a positive and proactive manner:**

In determining this planning application, the Local Planning Authority has worked with the applicant in a positive and proactive manner based on seeking solutions to problems arising in relation to dealing with the planning application by liaising with consultees, respondents and the applicant/agent and discussing changes to the proposal where appropriate or necessary. In particular, the Authority has sought to address drainage, highways and landscape impacts and to seek to further the conservation and enhancement of the Bentley Conservation Area and natural beauty of the Suffolk & Essex Coast and Heaths National Landscape Project Area. This approach has been taken positively and proactively in accordance with the requirement in the NPPF, as set out in the Town and Country Planning (Development Management Procedure) (England) Order 2015

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

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 section 78 of the Town and Country Planning Act 1990.

If you want to appeal against your local planning authority's decision, then you must do so within 6 months of the date of this notice.

Appeals must be using a form which you can get from the Secretary of State at Temple Quay House, 2 The Square, Temple Quay, Bristol BS1 6PN or online at: <https://www.gov.uk/appeal-planning-decision>

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.

In practice, the Secretary of State does not refuse to consider appeals solely because the local planning authority based their decision on a direction given by the Secretary of State

## **Notification of Appeals to the Council**

You must send a copy of your appeal to the local authority. In accordance with appeal procedures, when forwarding copies of appeal forms and additional information, plans or drawings direct to the local authority, please send electronic copies to [planning@suffolk.gov.uk](mailto:planning@suffolk.gov.uk) or address to the Planning Department, Suffolk County Council, Endeavour House, 8 Russell Road, Ipswich, IP1 2BX.

## **Purchase Notices**

If either the local planning authority or the Secretary of State refuses permission to develop land or grants it subject to conditions, the owner may claim that the owner can neither put the land to a reasonably beneficial use in its existing state nor render the land capable of a reasonably beneficial use by the carrying out of any development which has been or would be permitted.

In these circumstances, the owner may serve a purchase notice on the District or Borough Council in whose area the land is situated. This notice will require the Council to purchase the owner's interest in the land in accordance with the provisions of Chapter I of Part VI of the Town and Country Planning Act 1990.

## **Planning Obligations & Community Infrastructure Levy**

This application is subject to two Unilateral Undertakings under the Town and Country Planning Act Section 106 for Woodland Management and Traffic Management Measures.

The adopted Community Infrastructure Levy Charging Schedule (20 January 2016) does not impose a charge on this development.

## **INFORMATIVES**

### **Surface Water Drainage**

Any works to a watercourse may require consent under section 23 of the Land Drainage Act 1991.

Any discharge to a watercourse or groundwater needs to comply with the Water Environment (Water Framework Directive) (England and Wales) Regulations 2017.

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.

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.

Any works to a main river may require an Environmental Permit.

### **Highways**

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 specifications.

You 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 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:



Public Rights of Way cannot be lawfully driven along without due authority. This must remain unobstructed at all times. It is an OFFENCE to disturb the surface of the highway so as to render it inconvenient for public use. Therefore, it is imperative that the surface is adequately maintained for lawful use during the construction phase and beyond. The Highway Authority will seek to recover the cost of any such damage which it actions for repair.

## **Public Rights of Way**

All Public Rights of Way MUST remain open, unobstructed, and safe for the public to use at all times, including throughout any construction period. If it is necessary to temporarily close or divert a PROW, the appropriate process must be followed (please see points 4 and 5 below).

PROW is divided into the following classifications:

- a) Public Footpath - only for use on foot or with a mobility vehicle
- b) Public Bridleway - use as per a public footpath, and on horseback or by bicycle
- c) Restricted Byway - use as per a bridleway, and by a 'non-motorised vehicle', e.g. a horse and carriage
- d) Byway Open to All Traffic (BOAT) - can be used by all vehicles, in addition to people on foot, mobility vehicles, horseback and bicycle

All currently recorded PROW are shown on the Definitive Map and described in the Definitive Statement (together forming the legal record of all currently recorded PROW). There may be other PROW that exist which have not been registered on the Definitive Map. These paths are either historical paths that were not claimed under the National Parks and Access to the Countryside Act 1949 or since, or paths that have been created by years of public use. To check for any unrecorded rights or anomalies, please contact:

[DefinitiveMaps@suffolk.gov.uk](mailto:DefinitiveMaps@suffolk.gov.uk)

The applicant, and any future owners, residents etc, must have private rights to take motorised vehicles over a PROW other than a BOAT. To do so without lawful authority is an offence under the Road Traffic Act 1988. Any damage to a PROW resulting from works must be made good by the applicant. Suffolk County Council is not responsible for the maintenance and repair of PROW beyond the wear and tear of normal use for its classification and will seek to recover the costs of any such damage it is required to remedy. We do not keep records of private rights and suggest that a solicitor is contacted.

The granting of planning permission IS SEPARATE to any consents that may be required in relation to PROW. It DOES NOT give authorisation for structures such as gates to be erected on a PROW, or the temporary or permanent closure or diversion of a PROW. Nothing may be done to close, alter the alignment, width, surface, or condition of a PROW, or to create a structure such as a gate upon a PROW, without the due legal process being followed, and permission being granted from the Rights of Way & Access Team as appropriate. Permission may or may not be granted depending on all the circumstances. To apply for permission from Suffolk County Council (as the highway authority for Suffolk) please see below:

- To apply for permission to carry out work on a PROW, or seek a temporary closure please visit:

<https://www.suffolk.gov.uk/roads-and-transport/public-rights-of-way-in-suffolk/rights-and-responsibilities?nodeId=d31615d0-31ea-5a35-a297-cfe18ce42caa&entryId=bb2ea510-39f5-5d07-8ab7-f3d98ed9abb4>

or telephone 0345 606 6071. PLEASE NOTE, that any damage to a PROW resulting from works must be made good by the applicant. Suffolk County Council is not responsible for the maintenance and repair of PROW beyond the wear and tear of normal use for its classification and will seek to recover the costs of any such damage it is required to remedy.

- To apply for permission for structures such as gates to be constructed on a PROW - contact the relevant Area Rights of Way Team - contact the relevant Area Rights of Way Team:

<https://www.suffolk.gov.uk/roads-and-transport/public-rights-of-way-in-suffolk/public-rights-of-way-contacts>

- or telephone 0345 606 6071.

To apply for permission for a PROW to be stopped up or diverted within a development site, the officer at the appropriate borough or district council should be contacted at as early an opportunity as possible to discuss the making of an order under s.257 of the Town and Country Planning Act 1990:

<https://www.suffolk.gov.uk/roads-and-transport/public-rights-of-way-in-suffolk/public-rights-of-way-contacts>

PLEASE NOTE, that nothing may be done to stop up or divert the legal alignment of a PROW until the due legal process has been completed and the order has come into force.

Under Section 167 of the Highways Act 1980 any structural retaining wall within 3.66 metres of a PROW with a retained height in excess of 1.37 metres, must not be constructed without the prior written approval of drawings and specifications by Suffolk County Council. The process to be followed to gain approval will depend on the nature and complexity of the proposals. Construction of any retaining wall or structure that supports a PROW or is likely to affect the stability of the PROW may also need prior approval at the discretion of Suffolk County Council. Applicants are strongly encouraged to discuss preliminary proposals at an early stage.

Any hedges adjacent to PROW must be planted a minimum of 2.0 metres from the edge of the path in order to allow for annual growth. The landowner is responsible for the maintenance of the hedge and hedges must not obstruct the PROW. Some hedge types may need more space, and this should be taken into account by the applicant. In addition, any fencing should be positioned a minimum of 0.5 metres from the edge of the path in order to allow for cutting and maintenance of the path and should not be allowed to obstruct the PROW.

There may be a further requirement to enhance the PROW network relating to this development. If this is the case, a separate response will contain any further information.

In the experience of the County Council, early contact with the relevant PROW officer avoids problems later on, when they may be more time-consuming and expensive for the applicant to address. More information about Public Rights of Way can be found at [www.suffolk.gov.uk/roads-and-transport/public-rights-of-way-in-suffolk/](http://www.suffolk.gov.uk/roads-and-transport/public-rights-of-way-in-suffolk/).

## **Soil Handling**

The Institute of Quarrying Good Practice Guide for Handling Soils in Mineral Workings provides detailed advice on the choice of machinery and method of their use for handling soils at various phases, which we strongly recommend is followed. For agricultural after uses, the best available practice is using the excavator-dump truck combination in conjunction with the sequential 'strip' method (Sheets A – D). More general advice for planning authorities on the agricultural aspects of site working and reclamation can be found in the Defra Guidance notes reclaim minerals extraction and landfill sites to agriculture, which again we strongly recommend is followed.

Whether soils are in a dry and friable condition, should be assessed in accordance with the "Worm Test" for field situations described in Part One, Table 4.2 of The Institute of Quarrying Good Practice Guide for Handling Soils in Mineral Workings (July 2021) to determine if the moisture content is drier than the lower plastic limit and therefore, less prone to damage if handled.

## **Environmental Permitting**

This development includes activities that will require an Environmental Permit under the Environmental Permitting (England and Wales) Regulations 2016 from the Environment Agency unless a waste exemption applies.

The granting of planning permission is independent of an Environmental Permit, and a Permit application considers factors such as operator competence and operating techniques.

## **Biodiversity Net Gain**

This application is not subject to mandatory biodiversity net gain due to it being submitted prior to the legislation coming into force.



### **Working with the applicant in a positive and proactive manner:**

In determining this planning application, the Local Planning Authority has worked with the applicant in a positive and proactive manner based on seeking solutions to problems arising in relation to dealing with the planning application by liaising with consultees, respondents and the applicant/agent and discussing changes to the proposal where appropriate or necessary. In particular, the Authority has sought to address traffic, ecological, landscape and historical environment impacts. This approach has been taken positively and proactively in accordance with the requirements in the NPPF, as set out in the Town and Country Planning (Development Management Procedure) (England) Order 2015.

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

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 section 78 of the Town and Country Planning Act 1990.

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In practice, the Secretary of State does not refuse to consider appeals solely because the local planning authority based their decision on a direction given by the Secretary of State.

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### **Purchase Notices**

If either the local planning authority or the Secretary of State refuses permission to develop land or grants it subject to conditions, the owner may claim that the owner can neither put the land to a reasonably beneficial use in its existing state nor render the land capable of a reasonably beneficial use by the carrying out of any development which has been or would be permitted.

In these circumstances, the owner may serve a purchase notice on the District or Borough Council in whose area the land is situated. This notice will require the Council to purchase the owner's interest in the land in accordance with the provisions of Chapter I of Part VI of the Town and Country Planning Act 1990.

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### **Notes to Applicant**

It is an OFFENCE to carry out works within the public highway, which includes a public right of way, without the permission of the Highway Authority.

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

The County Council must be contacted on Tel: 0345 606 6171.

For further information go to:

<https://www.suffolk.gov.uk/roads-and-transport/parking/apply-and-pay-for-a-dropped-kerb/> or:  
<https://www.suffolk.gov.uk/planning-waste-and-environment/planning-and-development-advice/application-for-works-licence/>

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

It is an offence under Schedules 5 and 8 of the Wildlife and Countryside Act 1981 and Schedule 2 of the Conservation of Habitats and Species Regulations 2010 and other relevant legislation, to kill, take, disturb or possess any wild animal or plant. The applicant is recommended to ensure the correct licence if necessary, has been obtained from Natural England before development commences and the conditions of the licence are adhered to.

If a protected species is discovered during works associated with this permission, all work must cease immediately, and the County Ecologist contacted for further advice as a matter of urgency (Telephone Number: 01473 264783)

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