



<b>SOUTH PLANNING COMMITTEE - UPDATE SHEET</b>
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**28 SEPTEMBER 2021**

**Item 6 – DC/21/1575/ARM – Reserved Matters approval sought for details of access, appearance, layout, landscaping and scale pursuant to condition 1 of outline planning permission ref. DC/17/4257/OUT dated 28th June 2018 comprising the erection of 4 no. warehouse buildings with associated parking and servicing arrangements, along with details submitted pursuant to conditions nos. 7 (phasing management plan), 9 (construction management plan), 10 (site wide masterplan document), 14 (parameter plan), 18 (link road), 8 (surface water management strategy), 11 (external facing and roofing materials), 12 (roads and footways), 13 (electric vehicle charging points), 16 (boundary and boundary enhancements), 17 (noise attenuation measures), 4 (framework travel plan) and 5 (external lighting) at Orwell Crossing Service Area, A14 East Bound, Nacton.**

1. Proposed planning conditions numbering

N.B. The proposed planning conditions as set out within the published officer report are erroneous and are to be renumbered in sequence (from 1 to 20) as per the Case Officer's presentation following any positive determination by the planning committee.

2. Travel Plan contribution

Following further consideration by ESC Officers, it is found that the proposed annual financial contribution sought by Suffolk County Council Highway Authority, in order to resource the evaluation and monitoring of the submitted Travel Plan, would be an inappropriate conditional requirement to place on the applicant at this Reserved Matters stage of the application process.

The applicant will continue to work with Highways England and Suffolk County Council Highway Authority to fulfil the implementation and monitoring requirements of the submitted Travel Plan, as received in support of condition 4 of DC/17/4257/OUT.

3. Condition 9 wording

N.B. The proposed wording of condition 9 is erroneous and is to be reworded as follows:

*The hereby approved development shall '**not**' commence until a full Construction Surface Water Management Plan (CSWMP) detailing how surface water and storm water will be managed on the*

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site during construction (including demolition and site clearance operations) has been submitted to and approved by the Local Planning Authority. The CSWMP shall thereafter be implemented, managed and maintained in accordance with the approved plan for the duration of construction of each phase.

For avoidance of doubt, the approved CSWMP shall include method statements, scaled and dimensioned plans and drawings detailing surface water management proposals including:

- i. The temporary drainage system;
- ii. All measures for managing pollution / water quality and protecting controlled waters and watercourses;
- iii. All measures for managing any on or offsite flood risk associated with the construction of each phase.

Reason: To ensure the development does not cause increase flood risk or pollution of watercourses or groundwater.

#### 4. Environmental mitigation measures

N.B. The proposed wording of condition 5 is to be amended to provide additional clarity on the specific Environmental mitigation measures as set out within the relevant report. As follows:

**'The hereby approved development shall at all times be implemented in complete accordance with the mitigation measures outlined within the 'Orwell Crossing Environmental Report' (10818-001 September 2017) with specific regard to the following unless otherwise agreed by the Local Planning Authority:**

- i. **A pre-construction check for Japanese knotweed shall be undertaken to ensure the species has not spread into the development boundary;**
- ii. **A pre-construction search for badger setts (shelters) shall be undertaken of the site and wider 30 m (100 m if activities such as pile driving are anticipated) study area between the months of February and April. Should a badger shelter be identified during the pre-construction survey and a 30 m disturbance buffer cannot be implemented, a licence to disturb badger will sought from Natural England;**
- iii. **A 30 m disturbance buffer will be maintained around all suitable bat roosting features and trees during ground clearance, construction works and operation. All suitable features in the 30 m buffer will remain unlit during these periods and construction works will only be undertaken during periods of daylight (between dawn and dusk) to ensure foraging and commuting activity is not hindered;**
- iv. **A Suitably Qualified Ecologist (SQE) shall be present during vegetation clearance to ensure that no reptiles present on site will be harmed as per methods outlined within best practice guidelines (Natural England, 2004 and ARC, 2010);**
- v. **All construction work affecting existing trees and vegetation shall be completed outside of the bird breeding season (April – August inclusive). Should there be a requirement for construction work to take place during the breeding bird season, a SQE will be employed to search the site for evidence of nesting birds immediately prior to works, with a re-check undertaken for any works delayed longer than 48hours. Should a nest be recorded, a suitable working buffer will be put in place until young have successfully fledged the nest.**

**Reason: In the interests of safeguarding the natural environment, biodiversity and protected species’.**

5. Further representations

- Mr Day – registered speaker has submitted visual representations (received 27 September 2021) to aid discussion during committee meeting.
- Port of Felixstowe – letter (dated 24 September 2021) received reaffirming support for proposals and identifying need for employment land in Felixstowe and along the A14 corridor.