

Extraordinary Development Control Committee

Minutes of an extraordinary meeting of the **Development Control Committee** held on **Wednesday 30 November 2022** at **10.00 am** in the **Conference Chamber, West Suffolk House, Western Way, Bury St Edmunds IP33 3YU**

Present

Councillors

Chair Andrew Smith

Vice Chairs Mike Chester and Jim Thorndyke

John Burns

Sara Mildmay-White

Jason Crooks

Andy Neal

Roger Dicker

David Palmer

Andy Drummond

David Roach

Susan Glossop

David Smith

Brain Harvey

Peter Stevens

Ian Houlder

295. **Apologies for absence**

Apologies for absence were received from Councillor Carol Bull.

296. **Substitutes**

The following substitution was declared:

Councillor Sara Mildmay-White substituting for Councillor Carol Bull.

297. **Declarations of interest**

Members' declarations of interest are recorded under the item to which the declaration relates.

298. **Planning Application DC/22/0593/HYB - Land at Hardwick Manor, Hardwick Lane, Bury St Edmunds (Report No: DEV/WS/22/046)**

(Councillor Peter Stevens declared, in the interests of openness and transparency, that his daughter was employed by the West Suffolk NHS Foundation Trust and worked at Newmarket Community Hospital. Councillor Sara Mildmay-White also declared, in the interests of openness and transparency, that she was the West Suffolk Portfolio Holder for Housing and Strategic Health, however, the application was not a District Council project and Councillor Mildmay-White had not been involved in the project.)

Hybrid planning application - a. outline application (means of access to be considered) for a new hospital (use class C2) of up to 100,000 square metres and surface and multistorey car park with associated

infrastructure, structural landscape buffer, temporary construction compound and demolition of existing hospital buildings. b. full planning application - change of use of Hardwick Manor from a single residential dwelling (use class C3) to health related uses associated with the new hospital (use class C2)

This application was referred to Development Control Committee because the application is a Major Development and is also a departure from the Development Plan.

Bury St Edmunds Town Council support the application but raised transport concerns and sought assurances that part of the current site would not be sold for redevelopment. Horringer cum Ickworth Parish Council objected to the application raising safety concerns about the main construction compound access.

A Member site visit was held prior to the meeting.

Officers were recommending that the application be approved, subject to the completion of a S106 Agreement and conditions, as set out at Paragraph 365 of Report No DEV/WS/22/046 and inclusive of the amendments as itemised in the supplementary 'late papers'.

The Principal Planning Officer made a detailed presentation on the scheme seeking approval, which included the changes that had been made to the proposal since its original submission, the site selection process undertaken by the applicant and the need for the replacement facility due to the life expectancy of the existing hospital.

Visuals were shown to the meeting which illustrated the proposal at year 1 of completion and also year 15. Members were advised that landscape planting would commence alongside the construction, as soon as practicable.

Attention was drawn to the fact that much of the Hardwick Manor site was classified as Irreplaceable Habitat. The loss of which was considered profound and weighed heavily against the development in the planning balance.

However, the Committee was informed that the proposal of a new District General Hospital was considered to be a "wholly exceptional circumstance" (as defined in the NPPF), and the application would secure a compensation strategy for the loss of the Irreplaceable Habitat; with the compensation land representing 10 hectares for every 1 hectare lost of Irreplaceable Habitat and including the specialist translocation of waxcap grasslands.

The site's relationship to Hardwick Manor's Grade II Listed Building and wall was also referenced in the presentation. As were highways considerations and flooding mitigation.

Speakers: Michael Schultz (neighbouring objector, speaking on behalf of his household and other neighbouring objectors) spoke against the application
Rupert Brown (objector) spoke against the application
Jacqui Grimwood (agent) spoke in support of the application

Councillor Peter Stevens opened the debate by posing a question in respect of the Committee's Decision Making Protocol in relation to the Officer recommendation being contrary to the policy. The Service Manager (Planning – Development) explained that the Decision Making Protocol covered those circumstances where the committee was minded to make a decision contrary to the officer recommendation. It did not relate to an officer recommendation being proposed that was contrary to policy.

A number of Members voiced some concerns over the access as proposed and questioned why a second access route from the West was not included in the proposal. The Principal Planning Officer explained that a further access route had been extensively considered, however, in order to provide an access to the West further landscape harm would be created, further harm to irreplaceable habitats would be caused, unintended highways impacts (particularly on Horsecroft Road) may be created, and on balance this wasn't considered necessary to make the proposal acceptable as the Highways Authority had already set out that the scheme without a Western access was acceptable. Furthermore, the ambulance service was satisfied that the access proposed wouldn't cause undue delays. In any event, the scheme before the Committee (which did not include an access to the West) had to be considered on its own merits.

Public transport was also discussed by the Committee with some Haverhill Members informing the meeting that patients from their side of the district often opted to receive treatment at Addenbookes hospital as the public transport into Cambridge was more accessible than to West Suffolk Hospital.

In response to comments relating to the funding of the proposal, the Service Manager (Planning – Development) reminded the Committee that the likelihood or prospect of a scheme receiving funding was not a material planning consideration.

The Chair introduced the two Suffolk County Council Highways Officers to the meeting and invited them to respond to the highways related questions posed by Members. The conditions requested by the Local Highways Authority were also highlighted, which included construction access and the relocation of public transport stops from Hardwick Lane to better aid traffic flow.

The Principal Planning Officer further assured the Committee that the access routes from the A14 had been looked at collectively in respect of junctions 42, 43 and 44.

In response to the Town Council's concerns regarding further redevelopment of the site in question, the Principal Planning Officer explained that any other form of development such as residential development would not pass the "wholly exceptional circumstance" tests.

Some Members disagreed with the recommendation and considered the loss of the Irreplaceable Habitat and associated ecology, on balance, to outweigh the public benefits of the application. Some Members also expressed concern about landscape impact. Whereas others on the Committee spoke on the real

need for a new West Suffolk Hospital to serve all residents of the district, and beyond, and the significant public benefit this would bring about.

Councillor Jim Thorndyke asked if Members were minded to refuse the application based on the concerns raised, contrary to the Officer recommendation, would this invoke the Decision Making Protocol. The Service Manager (Planning – Development) confirmed that a risk assessment would need to be produced and considered by the Committee if Members were minded to refuse the proposal.

Councillor Andy Drummond spoke in support of the application and proposed that it be approved, as per the Officer recommendation. This was duly seconded by Councillor Roger Dicker.

Upon being put to the vote and with 8 voting for the motion and 8 against, the Chair was called upon to make his casting vote.

Prior to which Councillor Jim Thorndyke interjected in order to explain the reasons why he had cast his vote as he had, however, he was advised by the Lawyer that the debate had concluded and the vote in process needed to continue.

Accordingly, it was resolved on the Chair's casting vote that

Decision

Planning permission be **GRANTED** subject to:

Completion of S106 Heads of Terms:

1. A sum of £668,964.80 so that a sustainable route between Horringer and the new hospital can be delivered by the SCC Highway Authority/ Rights of Way team (inclusive of dropped kerb and tactile paving)
2. A bond of £350,000 so that mitigation can be delivered if necessary, on J42 of the A14 after the development has been brought into use.
3. A sum of £50,000 to cover the costs of the making and implementation of Traffic Regulation Orders (TRO) in the Bury St Edmunds and including parking restrictions on Gypsy Lane and Horsecroft Road
4. A sum of £20,000 to cover the costs of the making and implementation of Traffic Regulation Orders (TRO) on Mayfield Road
5. A sum of £5000 (or £1,000 per annum for five years) For SCC to fully engage with the Travel Plan.

And the following conditions; with Delegated Authority granted to Officers to make minor changes as required:

Standard conditions

1. Application for the approval of the matters reserved by conditions of this permission shall be made to the Local Planning Authority before the expiration of three years from the date of this permission. The

development hereby permitted shall be begun not later than whichever is the latest of the following dates:-

- i) The expiration of five years from the date of this permission; or
 - ii) The expiration of two years from the final approval of the reserved matters.
2. Prior to commencement of development details of the, appearance, landscaping, layout, and scale (hereinafter called "the reserved matters") shall be submitted to and approved in writing by the Local Planning Authority. The development shall be carried out as approved.
 3. The change of use hereby approved shall be implemented no later than five years from the date of this permission.
 4. The development hereby permitted shall not be carried out except in complete accordance with the details shown on the following plans and documents, unless otherwise stated.

Highways (all)

Construction Method Statement

5. Prior to commencement of the development hereby approved, including any site preparation, a Construction Method Statement shall be submitted to, and approved in writing by, the Local Planning Authority. The approved Statement shall be adhered to throughout the construction period. The Statement shall provide for:
 - a) parking and turning for vehicles of site personnel, operatives and visitors.
 - b) loading and unloading of plant and materials.
 - c) piling techniques (if applicable).
 - d) Site set-up including arrangements for the storage of plant and materials used in constructing the development and the provision of temporary offices,
 - e) The erection and maintenance of security hoarding including external safety and information signage, lighting, interpretation boards, decorative displays and facilities for public viewing, where appropriate;
 - f) Measures to control the emission of dust and dirt during construction;
 - g) A scheme for recycling/disposing of waste resulting from demolition and construction works;
 - h) Noise method statements and noise levels for each construction activity including any piling and excavation operations;
 - i) Access and protection measures around the construction site for pedestrians, cyclists and other road users including arrangements for diversions during the construction period and for the provision of associated directional signage relating thereto.
 - j) provision and use of wheel washing facilities.
 - k) programme of site and all associated works such as utilities including details of traffic management necessary to undertake these works.
 - l) a communications plan to inform local residents of the program of works.
 - m) details of measures to prevent mud from vehicles leaving the site during construction.
 - n) details about haul routes for construction traffic on the highway network and between the site compound and the construction site.
 - o) monitoring and review mechanisms.

Highway condition survey condition (Photographic evidence) for Hardwick Lane frontage and Horsecroft Road

6. No part of the development shall be commenced until a photographic condition survey of the part of Hardwick Lane highway fronting the site and Horsecroft Road to the west of the site has been submitted to and approved in writing by the Local Planning Authority.

Hardwick Lane signalised junction condition and other improvements shown

7. Before the new hospital hereby approved is first brought into use the highway improvements shown on Drawing No. 65206871-SWE-XX-XX-D-TP-0005 (sheet 1 (Rev P11) and sheet 2 (Rev P 10)) shall be laid out and completed in their entirety. Thereafter they shall be retained in their approved form.

Method for construction of improvements to retain trees on Hardwick lane frontage

8. The highway improvements required by condition 7 shall be carried out in accordance with the details and construction methods shown on Drawing No. 65206871-SWE-XX-XX-D-TP-0016 P04 (sheets 1 to 6) and drawing no. 221110-1.1-HM-TPP-Lane Extract -NC.

Loading, unloading areas

9. Details of loading, unloading, manoeuvring and parking of vehicles including powered two-wheeled vehicles shall be submitted to the Local Planning Authority concurrently with the subsequent Reserved Matter application for Layout for the hereby approved hospital. The approved scheme shall be carried out in its entirety before the hereby approved hospital is first brought into use unless otherwise agreed in writing by the Local Planning Authority and shall be retained thereafter and used for no other purpose.

EV charging points

10. Prior to the hereby approved hospital being brought into use, at least 15% of car parking spaces shall be equipped with working electric vehicle charging points, which shall be provided for staff and/or visitor use at locations reasonably accessible from car parking spaces. In addition, a further 15% of car parking spaces shall be equipped with ducting to allow them to be retrofitted with electric vehicle charging points. The approved Electric Vehicle Charge Points shall be retained thereafter and maintained in an operational condition. Details of the Electric Vehicle charging points shall be submitted as part of the Reserved Matter "layout" application and shall be approved in writing by the Local Planning Authority prior to installation.

Cycle storage

11. Details of staff and public cycle storage to serve the new hospital and other areas across the new campus shall be submitted to the Local Planning Authority concurrently with any Reserved matter application for "Layout" for approval. The submitted details shall include
 - a) How the proposed cycle storage accords with best practice guidance as shown in LT01/2020 and Gear Change (or subsequent updated version)

- b) Location of any cycle storage and whether it serves staff or the general public
- c) Detailed design demonstrating how cycles will be covered, will be illuminated and secured (for staff storage)
- d) Storage for non standard cycles
- e) Charging details for electric bicycles
- f) How the quantity of cycles relates to the adopted Suffolk County Council Parking standards
- g) Details of bicycle repair tools

The approved scheme shall be carried out in its entirety before the development is brought into use and shall be retained thereafter and used for no other purpose.

Construction access on Gypsy Lane visibility splay condition

12. Before the Gypsy Lane construction access is first used visibility splays shall be provided as shown on Drawing No. 65206871-SWE-ZZ-XX-DR-TP-0016 P01 with an X dimension of 2.4 metres and a Y dimension to the east of 120 metres and a Y dimension to the west of 27 metres [tangential to the nearside edge of the carriageway] and thereafter retained in the specified form. 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.

Construction accesses on Horsecroft Road condition

13. No part of the development shall be commenced until the construction details and traffic management necessary for safe use for the two temporary accesses on Horsecroft Road (east and west) has been submitted to and agreed in writing by the local planning authority. The submitted details shall generally accord with the details shown on drawing 65206871-SWE-ZZ-XX-DR-TP-0013 P01. The approved details shall be implemented in their entirety before the construction period commences and the approved traffic management arrangements shall be adhered to throughout the construction period.

Extinguishing the temporary construction accesses on Horsecroft Road and replanting where necessary.

14. Before the new hospital hereby approved is first brought into use details of how the two temporary construction access on the Horsecroft Road (west and east) shall be extinguished and made good shall be submitted to and approved in writing by the local planning authority. The submitted details shall include any necessary soft landscaping drawn to a scale of not less than 1:200. The soft landscaping details shall include a bespoke planting mix written specifications (including cultivation and other operations associated with plant and grass establishment); schedules of plants noting species, plant sizes and proposed numbers/ densities. The approved scheme of soft landscaping shall be implemented in accordance with a phasing plan that shall be submitted to and approved in writing with the Local Planning Authority. The Construction accesses shall be extinguished within two months of the hereby approved hospital being brought into first use.

Travel Plan

15. Prior to the hereby approved new hospital being first brought into use, details of the travel arrangements to and from the site for employees and visitors, in the form of a Travel Plan in accordance with the mitigation measures identified in the submitted Transport Assessment and Travel Plan shall be submitted for the approval in writing by the local planning authority. This Travel Plan must contain the following:
- a. Baseline travel data based upon the information provided in the Transport Assessment, with suitable measures, objectives and identified targets to reduce the vehicular trips made by employees and visitors across the whole development, with suitable remedial measures identified to be implemented if these objectives and targets are not met.
 - b. Appointment of a suitably qualified Travel Plan Coordinator to implement the Travel Plan in full and clearly identify their contact details in the Travel Plan.
 - c. A commitment to monitor the vehicular trips generated by the employees and submit a revised (or Full) Travel Plan no later than six months after the hereby approved hospital is first brought into operation.
 - d. A further commitment to monitor the Travel Plan annually on each anniversary of the approval of the Full Travel Plan and provide the outcome in a revised Travel Plan to be submitted to and approved in writing by the Local Planning Authority for a minimum period of five years using the same methodology as the baseline monitoring.
 - e. A suitable marketing strategy to ensure that all employees and visitors on the site are engaged in the Travel Plan process.
 - f. A Travel Plan budget that covers the full implementation of the Travel Plan
 - g. A copy of an employee travel pack that includes information to encourage employees to use sustainable travel in the local area.

The hereby approved hospital shall not be brought into operation until the Travel Plan has been agreed. The approved Travel Plan measures shall be implemented in accordance with a timetable that shall be included in the Travel Plan and shall thereafter adhered to in accordance with the approved Travel Plan.

Bus interchange improvement condition

16. Prior to the hereby approved hospital being first brought into use the bus interchange arrangements shall have been laid out and constructed in accordance with the details shown on Drawing No. 65206871-SWE-XX-XX-D-TP-0011 P02. Thereafter they shall be retained in its approved form.

Bus stop improvement condition

17. Prior to the hereby approved hospital first being brought into use, details of an onsite electric shuttle bus service shall be submitted to and approved in writing by the Local Planning Authority. The submitted details shall include:
- a) full details/specification of the bus to be used
 - b) full detail of all on site bus shelters/ bus stops

- c) details of the frequency including hours of operation during the day, days of the week and service throughout the year
- d) routing details around the site

The hereby approved details shall be implemented on the first day of the hereby approved hospital is brought into use and the service shall operate as approved unless otherwise agreed in writing with the Local Planning Authority.

Disabled Parking

18. The submitted Reserved Matter for "Layout" shall detail the provision that will be made for disabled parking. The approved details shall be implemented and available from the first day that the hereby approved hospital is first brought into use and shall be retained for the approved purpose thereafter.

Updated Detailed Construction Logistics Plan

19. Before the construction compound is prepared for the construction phase of the hereby approved new hospital a Detailed Construction Logistics Plan (DCLP) that is based on the assumptions of the hereby approved Framework Construction Logistics Plan (FCLP) shall be submitted to and approved in writing by the local planning authority. The approved details of the DCLP shall be adhered to throughout the construction and demolish phases unless otherwise agreed in writing by the Local Planning Authority.

Block up Sharp Road

20. Within 6 months of the development hereby approved commencing details of how the current access into the site from Sharp Road will be blocked up whilst the proposed landscaping is maturing shall be submitted to and approved in writing by the local planning authority. The approved details shall be installed before the new hospital is first brought into use and thereafter retained.

National Highways

Monitoring of J42 of the A14 and possible mitigation

- 21.
- a) A queue detector will be installed at the 75% capacity point on the A14 J42 westbound off slip in order to monitor whether queuing is recorded to extend back beyond the queue detectors, for a period of more than 10 minutes on more than 3 occasions in a rolling 7 days. If queuing is recorded to extend back beyond the queue detectors, for a period of more than 10 minutes on more than 3 occasions in a rolling 7 days than parts b) to d) below would not apply. The installation of the queue detectors and the period of time that they will be in place shall be agreed in writing with the local planning authority before any development commences on site.

Should queuing not be recorded as per Part a):

- b) For five years from when the hereby approved hospital is first brought into use, continuous monitoring of queue lengths will take place on the

westbound A14 J42 off slip making use of existing or new queue detectors to monitor whether queuing is recorded to extend back beyond the queue detectors for a period of more than 10 minutes on more than 3 occasions in a rolling 7 day week in any 7 day period.

- c) If queuing as defined in Part b) is detected, then an assessment shall be undertaken to establish whether the queuing is as a result of the new hospital development and will be submitted to and agreed in writing with the LPA. The conclusion of the assessment shall be submitted to the Local Planning Authority within 6 months of the queue first being detected as defined in Part b) unless otherwise agreed in writing with the local planning authority.
- d) If it is concluded that unacceptable queuing is the responsibility of the new hospital development as defined in Part c) above, then details shall be submitted to and agreed in writing with the Local Planning Authority that generally accord the junction improvements shown on drawing 65206871-SWE_XX_XX_D-TP-0021 Rev P01. The approved details shall be laid out and constructed in their entirety (and operational) within a timeframe to be agreed with the Local Planning Authority and thereafter they shall be retained in the approved form

Off site sustainable routes

22.(Station Hill to Cullum Road)

Before development commences on the hereby approved hospital, details of enhanced walking and cycling facilities between the Bury St Edmunds Train Station and the Cycle Track that links into Cullum Road shall be submitted at a scale of 1:200 and approved in writing by the Local Planning Authority. The submitted details shall generally accord with the proposals shown on drawing 66202530-SWE-ZZ-XX-DR-TP-0010 Rev P02, 66202530-SWE-ZZ-XX-DR-TP-0011 Rev P02, 66202530-SWE-ZZ-XX-DR-TP-0012 Rev P01 and 66202530-SWE-ZZ-XX-DR-TP-0013 Rev P01 Thereafter the approved details shall be implemented in their entirety before the new hospital hereby approved is first brought into use.

23.(Water meadow)

Within 12 months of the first Reserved Matters application for the new hospital building being submitted to the Local Planning Authority, the following details shall be submitted to and agreed in writing with the Local Planning Authority:

- a) Full design details at a scale of 1:50 of a proposed boardwalk that is in general accordance with the location shown on drawing 65206871-SWE-XX-XX-DR-TP-0018 P02
- b) A Flood Risk Assessment to support the proposed design work that demonstrates that the proposed development would not block or divert existing or future flows of either fluvial (river) or pluvial (surface water) flood water
- c) Details of any necessary flood storage compensation
- d) 12 months ecology survey of the site with recommendations which will help inform the Construction Method Statement and design of the boardwalk

- e) Details of measures to mitigate impacts on protected species and other important habitats
- f) A Construction Method Statement including details on how works will be undertaken without disrupting flows of water within the floodplain
- g) A maintenance regime which includes i) vegetation clearance, ii) the boardwalk structure and the surface and iii) debris clearance in order to ensure the flow of flood water within the function floodplain

The approved details shall thereafter be built out in accordance with the Construction Method Statement and the boardwalk shall be made available for public use before the hereby approved hospital is first brought into use.

24.(Rembrandt Way, Barons Road and Laundry Lane)

Before development commences on the hereby approved hospital, details of enhanced walking and cycling facilities along Rembrandt Way, Barons Road and Laundry Lane shall be submitted to at a scale of 1:200 and approved in writing by the Local Planning Authority. The submitted details shall generally accord with the proposals shown on drawing 66202530-SWE-ZZ-XX-DR-TP-0017 Rev P02, 66202530-SWE-ZZ-XX-DR-TP-0018 Rev P01 and 66202530-SWE-ZZ-XX-DR-TP-0019 Rev P01. Thereafter the approved details shall be implemented in their entirety before the new hospital hereby approved is first brought into use.

25.(Sicklesmere Road across Hardwick Heath/ Fallowfield Walk/ Mayfield Road/Old Town Lane/ Plovers way)

Before development commences on the hereby approved new hospital details of a walking and cycling route between the hereby approved new hospital and Sicklesmere Road shall be submitted to, at a scale of 1:200, and approved in writing by the Local Planning Authority. The submitted details shall generally accord with the proposals shown on drawing 66202530-SWE-ZZ-XX-DR-TP-0022 Rev P03, 66202530-SWE-ZZ-XX-DR-TP-0023 Rev P02, 66202530-SWE-ZZ-XX-DR-TP-0024 Rev P03, 66202530-SWE-ZZ-XX-DR-TP-0025 Rev P02. Thereafter the approved details shall be implemented in their entirety before the new hospital hereby approved is first brought into use.

26.River Linnet route

Before development commences on the hereby approved new hospital details of a walking and cycling route along the River Linnet shall be submitted to and approved in writing by the Local planning Authority. The submitted details shall generally accord with the details shown on drawing 65206871-SWE-XX-XX-D-TP-0001 P01 (page 1-5) and be submitted at a scale of 1:200. Thereafter the approved details shall be implemented in their entirety before the new hospital hereby approved is first brought into use.

Details for access to Horsecroft road

27.Within 6 months of the works on the foundations of the hereby approved new hospital commencing, full details of the surface and lighting to be installed through the western tree belt for Access K (as

shown on drawing RYD-MM-ZZ-DR-L2004 Rev P16) shall be submitted to and approved in writing by the Local Planning Authority. The access and route through the western treebelt shall be installed in accordance with the approved details and a pedestrian/cycle link shall be available from Horsecroft Road to the new hospital before the new hospital hereby approved is first brought into use.

On site signage for pedestrians and cyclists

28. Before the hereby approved hospital is first brought an on site signage strategy for pedestrians and cyclists shall be submitted to and approved in writing by the local planning authority. The signage shall direct to both onsite destinations and key off site destinations like the Bury St Edmunds train station and town centre stipulating time and distance. The approved signage thereafter shall be installed before the hereby approved hospital is first brought into use and thereafter retained unless otherwise agreed in writing with the Local Planning Authority.

LLFA

Further details in general accordance with the FRA including the construction surface water plan

29. Unless otherwise agreed in writing with the Local Planning Authority Concurrent with the submission of the layout reserved matter application for site a surface water drainage scheme shall be submitted to, and approved in writing by, the local planning authority (LPA). The scheme shall be in accordance with the approved FRA and include:
- a) Dimensioned plans and drawings of the surface water drainage scheme;
 - b) Further infiltration testing on the site in accordance with BRE 365 and the use of infiltration as the means of drainage if the infiltration rates and groundwater levels show it to be possible. Infiltration systems shall only be used where it can be demonstrated that they will not pose a risk to groundwater quality;
 - c) If the use of infiltration is not possible then modelling shall be submitted to demonstrate that the surface water runoff will be restricted to QBAR or 2l/s/ha for all events up to the critical 1 in 100 year rainfall events including climate change as specified in the FRA;
 - d) Modelling of the surface water drainage scheme to show that the attenuation/infiltration features will contain the 1 in 100 year rainfall event including climate change;
 - e) Modelling of the surface water conveyance network in the 1 in 30 year rainfall event to show no above ground flooding, and modelling of the volumes of any above ground flooding from the pipe network in a 1 in 100 year rainfall event including climate change, along with topographic plans showing where the water will flow and be stored to ensure no flooding of buildings or offsite flows;
 - f) Topographical plans depicting all exceedance flow paths and demonstration that the flows would not flood buildings or flow offsite, and if they are to be directed to the surface water drainage system then the potential additional rates and volumes of surface

water must be included within the modelling of the surface water system;

- g) Details of the maintenance and management of the surface water drainage scheme shall be submitted to and approved in writing by the local planning authority.
- h) Details of a Construction Surface Water Management Plan (CSWMP) detailing how surface water and storm water will be managed on the site during construction (including demolition and site clearance operations) is submitted to and agreed in writing by the local planning authority. The CSWMP shall be implemented and thereafter managed and maintained in accordance with the approved plan for the duration of construction. The approved CSWMP shall include: Method statements, scaled and dimensioned plans and drawings detailing surface water management proposals to include:-
 - a) Temporary drainage systems
 - b) Measures for managing pollution / water quality and protecting controlled waters and watercourses
 - c) Measures for managing any on or offsite flood risk associated with construction

The scheme shall be fully implemented as approved.

Within 28 days of the suds components being practically finished on the existing hospital site a verification report shall be submitted

30. Within 28 days of practical completion of the final SuDS component on the existing hospital site, a Sustainable Drainage System (SuDS) verification report shall be submitted to the LPA for that part of the site, detailing that the SuDS have been inspected, have been built and function in accordance with the approved designs and drawings. The report shall include details of all SuDS components and piped networks have been submitted, in an approved form, to and approved in writing by the LPA for inclusion on the Lead Local Flood Authority's Flood Risk Asset Register.

Within 28 days of the suds components being practically finished on the new hospital site and wider Hardwick manor parkland a verification report shall be submitted

31. Within 28 days of practical completion of the final SuDS component serving the new hospital and wider Hardwick Manor site, a Sustainable Drainage System (SuDS) verification report shall be submitted to the LPA, detailing that the SuDS have been inspected, have been built and function in accordance with the approved designs and drawings. The report shall include details of all SuDS components and piped networks have been submitted, in an approved form, to and approved in writing by the LPA for inclusion on the Lead Local Flood Authority's Flood Risk Asset Register.

EA and Environment Team (Contamination)

Control the risks associated with contamination east of the primary road

32. No development approved by this planning permission shall commence to the east of the proposed new primary vehicle access route on the

existing hospital site, other than above ground demolition, until the following components to deal with the risks associated with contamination of the relevant part of the site shall each be submitted to and approved, in writing, by the Local Planning Authority:

- a) A site investigation scheme,
- b) The results of a site investigation based on i) and a detailed risk assessment, including a revised Conceptual Site Model (CSM)
- c) Based on the risk assessment in ii), a remediation strategy giving full details of the remediation measures required and how they are to be undertaken. The strategy shall include a plan providing details of how the remediation works shall be judged to be complete and arrangements for contingency actions.

Verification report linked to previous condition

33. If land contamination remediation is considered necessary in a part of the area defined in Condition 32, a verification report demonstrating completion of works as set out in the remediation strategy shall be submitted to the Local Planning Authority before first use of any of the new structures or car parks in the relevant part of this area.

If during development contamination is found

34. If, during development, contamination not previously identified is found to be present at the site then no further development (unless otherwise agreed in writing with the local planning authority) shall be carried out until the developer has submitted a remediation strategy to the local planning authority detailing how this unsuspected contamination shall be dealt with and obtained written approval from the local planning authority. The remediation strategy shall be implemented as approved.

A scheme for surface water disposal

35. No drainage systems for the infiltration of surface water drainage into the ground is permitted other than with the express written consent of the Local Planning Authority, which may be given for those parts of the site where it has been demonstrated that there is no resultant unacceptable risk to controlled waters. The development shall be carried out in accordance with the approved details.

No piled foundations

36. Piled or other deep foundations, or penetrative ground source heating cooling systems, shall not be permitted other than with the express written consent of the Local Planning Authority, which may be given for those parts of the site where it has been demonstrated that there is no resultant unacceptable risk to groundwater. The development shall be carried out in accordance with the approved details.

Materials Management Plan (MMP)

37. Prior to importation or reuse of material for the development (or phase of) a Materials Management Plan (MMP) shall be submitted to and approved in writing by the Local Planning Authority. The MMP shall include:
1. Details of the volumes and types of material proposed to be imported or reused on site.

2. Details of the proposed source(s) of the imported or reused material(s);
 3. An inspection and sampling strategy for the testing of excavation formations;
 4. A stockpile validation strategy;
 5. Details of the chemical testing to be undertaken before placement of material onto the site;
 6. Details of arisings processing; and
 7. A verification plan providing details of the data that will be collected in order to demonstrate that the works set out in 1 to 6 above are complete and identifying any requirements for longer-term monitoring of pollutant linkages, maintenance and arrangements for contingency action; and confirmation of the chain of evidence to be kept during the materials movement including: material importation, reuse placement and removal from and to the development.
- All works will be undertaken in accordance with the approved document.

Air quality

Air Quality Assessment

38. As part of the first reserved matters application, an air quality assessment shall be submitted that assess both the impact of the vehicle movements from the proposed construction/demolition process and the impact from the backup generator (and any other on site combustion if applicable) on the local air quality. This assessment shall include both nitrogen dioxide and particulates (PM10 and PM2.5). Where any impact is identified as moderate or above suitable mitigation measures shall be identified and implemented as agreed.

Archaeology

Outline Written Scheme of Investigation

39. No construction works, or site preparation works, or ecological mitigation works, involving ground disturbance, shall commence on any phase of (part of) the authorised development, until an Archaeological Outline Written Scheme of Investigation (OWSI), after consultation with the archaeological advisors to the local planning authorities, has been submitted and approved in writing by the local planning authority. The scheme of investigation shall include an assessment of significance and research questions; and:
1. The programme and methodology of site investigation and recording
 2. The programme for post investigation assessment
 3. Provision to be made for analysis of the site investigation and recording
 4. Provision to be made for publication and dissemination of the analysis and records of the site investigation
 5. Provision to be made for archive deposition of the analysis and records of the site investigation
 6. The site investigation shall be completed prior to development, or in such other phased arrangement, as agreed and approved in writing by the Local Planning Authority.

Site-Specific Written Schemes of Investigation

40.No construction works, or site preparation works, or ecological mitigation works, involving ground disturbance, shall commence on any phase of (part of) the authorised development, until Archaeological Site-Specific Written Schemes of Investigation (SSWSIs) for that phase (part of) the authorised development, in compliance with the Archaeological Outline Written Scheme of Investigation (OWSI), approved under Condition 39, after consultation with the archaeological advisors to the local planning authorities, has been submitted and approved in writing by the local planning authority.

Each scheme of investigation shall include an assessment of significance specific to the particular site and research questions; and:

1. The programme and methodology of site investigation and recording
2. The programme for post investigation assessment
3. Provision to be made for analysis of the site investigation and recording
4. Provision to be made for publication and dissemination of the analysis and records of the site investigation
5. Provision to be made for archive deposition of the analysis and records of the site investigation
6. nomination of a competent person or persons/organisation to undertake the works set out within the Written Scheme of Investigation.
7. The site investigation shall be completed prior to development, or in such other phased arrangement, as agreed and approved in writing by the Local Planning Authority.

Post-Excavation Assessment Reports

41.All archaeological site investigations must be completed for the relevant phase of construction, preparation or ecological mitigation works in accordance with the Outline Written Scheme of Investigation (OWSI), and Site-Specific Written Schemes of Investigation (SSWSI) for that phase, and provision made for analysis and preparation of a Post-Excavation Assessment Reports (PXAs).

Post Excavation Assessments

42.No building shall be occupied until all archaeological Post Excavation Assessments (PXAs) have been completed for all parts of the authorised development and related ecological mitigation sites, and an Updated Project Design (UPD), detailing the scope of Post-Excavation Analysis and Publication, in accordance with the approved Outline Written Scheme of Investigation (OWSI) and Site Specific Written Schemes of Investigation (SSWSIs), has been submitted and approved by the local planning authority, and funds secured to deliver the works identified in the UPD, publication, and deposition of the full archive with Suffolk County Council Archaeological Service (Archive).

BREEAM

Pre assessment

43. Before development commences on the hereby approved hospital, a BREEAM pre-assessment shall be submitted to and approved in writing by the Local Planning Authority which demonstrates how the hereby approved hospital will achieve at least an Excellent BREEAM rating with a greater than 5% buffer to allow for changes in design during construction.

Achieve the certificate

44. Within 6 months of the hereby approved hospital first being brought into use a Final BREEAM Certificate shall be submitted to the Local Planning Authority demonstrating that the hereby approved hospital achieved a Final Certificate rating of at least Excellent in accordance with the requirements of the relevant BREEAM scheme.

Suffolk Fire and Rescue

Fire statement

45. If subsequent Reserved Matter applications show that the hereby approved hospital exceeds 18 metres in height a Fire Statement shall be submitted and approved in writing by the Local Planning Authority prior to works commencing on site. The development shall be carried out in accordance with the details approved and shall be maintained as such thereafter."

Details of fire hydrants

46. Within 6 months of development commencing on the hereby approved hospital building, details for the provision of fire hydrants shall be submitted to and approved, in writing, by the Local Planning Authority. The submitted details shall include

- i. Amount of fire hydrants proposed, which will need to be placed on a main, that is determined by a water company or a self-lay company, to provide a minimum sustained outlet discharge of 2100lpm to be acceptable for firefighting purpose
- ii. that all fire hydrants are within 90metre of a dry riser if the hereby approved hospital is over 18 metres in height
- iii. Road layout details showing how all fire vehicles will move around the site and buildings
- iv. mains lay drawing/s provided by a water company or self-lay company that demonstrate how the proposed amount of fire hydrants was determined.

Thereafter the fire hydrants shall be retained in their approved form unless the prior written consent of the Local Planning Authority is obtained for any variation.

Public Health and Housing

Hours of construction

47. Any site preparation, demolition, construction works and ancillary activities, including access road works and deliveries to / collections from the site in connection with the development works shall only be carried out between the hours of:

08:00 to 18:00 Mondays to Fridays

08:00 to 13.00 Saturdays

And at no times during Sundays or Bank / Public Holidays without the prior written consent of the Local Planning Authority.

No burning at any time

48.The burning of any waste either during the construction phase or after the site becomes operational is prohibited at any time within the site.

External lighting

49.Any external artificial lighting at the development hereby approved shall not exceed lux levels of vertical illumination at neighbouring premises that are recommended by the Institution of Lighting Professionals Guidance Note 01/21 'Guidance notes for the reduction of obtrusive light'. Lighting should be minimised and glare and sky glow should be prevented by correctly using, locating, aiming and shielding luminaires, in accordance with the Guidance Note.

Noise details of the planet and machinery

50.Prior to commencement of the development hereby approved details shall be submitted to and approved in writing by the Local Planning Authority of the external sound level emitted from the installation of any external mechanical plant / equipment associated with the development hereby approved and mitigation measures as appropriate. The measures shall ensure that the external sound level emitted will be lower than the lowest existing background sound level by at least 10dB inclusive of any penalties for tonality, intermittency, impulsivity or other distinctive acoustic characteristics in order to prevent any adverse impact. The assessment shall be made in accordance with BS 4142:2014+A1:2019 'Methods for rating and assessing industrial and commercial sound' at the nearest and / or most affected noise sensitive premises, with all equipment operating together at maximum capacity and inclusive of any penalty for tonality, intermittency, impulsivity or other distinctive acoustic characteristics.

Noise details of the plant and machinery

51.Prior to commencement of the development hereby approved details shall be submitted to and approved in writing by the Local Planning Authority of the external sound level emitted from the installation of any external mechanical plant / equipment associated with the development hereby approved and mitigation measures as appropriate. The measures shall ensure that the external sound level emitted will be equal to or lower than the lowest existing background sound level inclusive of any penalties for tonality, intermittency, impulsivity or other distinctive acoustic characteristics in order to prevent any adverse impact. The assessment shall be made in accordance with BS 4142:2014+A1:2019 'Methods for rating and assessing industrial and commercial sound' at the nearest and / or most affected noise sensitive premises, with all equipment operating together at maximum capacity and inclusive of any penalty for tonality, intermittency, impulsivity or other distinctive acoustic characteristics.

Noise details of the backup generator

52.Prior to commencement of the development hereby approved details shall be submitted to and approved in writing by the Local Planning

Authority of the sound level emitted from the installation of the emergency back up generator associated with the development hereby approved and mitigation measures as appropriate. The measures shall ensure that the external sound level emitted will not exceed the BS 8233:2014 guidelines for internal noise levels in dwellings when the windows of nearby noise sensitive receptors are partially open (based on a sound reduction of 15 dB from a partially open window) in order to prevent any adverse impact. The assessment shall be at the nearest and / or most affected noise sensitive premises, with all equipment operating together at maximum capacity.

Post completion Noise assessment backup generator

53. Within 2 months of the hereby approved hospital first being brought into use a post-completion noise assessment shall be carried out of the emergency back up generator and submitted to and approved in writing by the Local Planning Authority to confirm compliance with the sound criteria above and additional steps to mitigate noise shall be taken, as necessary. Approved details shall be implemented prior to first use of the development and thereafter be permanently retained.

Further acoustic impact assessment for the access road to the new hospital and facilities yard and any necessary mitigation identified and installed. Such as acoustic fence

54. Before development commences a noise impact assessment on the link road (the road from the existing site to the new hospital) and the facilities management yard at the south end of the new hospital shall be submitted to and approved in writing by the local planning authority. The noise impact assessment will assess the impact of these areas on nearby residential properties. This assessment is likely to require consideration of the following mitigation measures to restrict noise levels to avoid significant adverse impacts at the façade(s) of the nearest sensitive receptor(s) where reasonably practical:

- Road alignment;
- Speed restriction;
- Restrictions on ambulance sirens in the Site unless absolutely necessary;
- Noise barriers between the road/facility management yard and the receptors.
- Facilities Management Yard Plan which would include hours of deliveries and service vehicles coming to and from site and details on audible warning reversing signals for vehicles and loading and unloading bays

Any identified mitigation shall be installed/ retained thereafter/ adhered to in the case of the Facilities Management Yard Plan

Suitable extract and filtration equipment for cooking activities.

55. The commercial kitchen extraction and odour control system associated with the development hereby approved shall comply with the EMAQ+ document 'Control of Odour and Noise from Commercial Kitchen Exhaust Systems' in respect of its installation, operation, and maintenance of the odour abatement equipment and extract system, including the height of the extract duct and vertical discharge outlet.

Approved details shall be implemented prior to the use of the development and thereafter be permanently retained.

proprietary anti-vibration isolators

56. Prior to the hereby approved hospital being brought into first use, any external mechanical plant / equipment, including (but not limited to) the commercial kitchen extraction and odour control system and associated external ducting etc associated with the development hereby approved shall be mounted with proprietary anti-vibration isolators and fan motors shall be vibration isolated from the casing and adequately silenced and maintained as such.

Landscape

Nighttime and visual impact assessment

57. Prior or concurrent with any reserved matters application for Appearance a night-time landscape and visual assessment must be submitted and approved by the LPA. This should include a description of the night time baseline and a commentary on the effect of the proposed scheme (during construction and operation) on the night time environment, which includes / supported by:

- a) Night time photographs showing night time views and existing sources of lighting in the landscape
- b) Night time visualisations showing night time views and the proposed development and its potential lighting.
- c) Analysis of maps on existing levels of illuminance / light pollution in the study area
- d) Landscape and visual assessment schedules describing; the baseline night time situation / existing sources of lighting in the landscape / view and;
- e) The anticipated change in lighting as a result of the proposed development, both on landscape and visual receptors (key viewpoints include, but not limited to: Gypsy Lane, Glastonbury Road, Bridleways Nowton BR1 and Nowton BR2 and Park Lane.)

Environmental Colour Assessment

58. Prior or concurrent with any reserved matters application for Appearance an Environment Colour Assessment (ECA) needs to be produced (in accordance with the Natural Colour System) and approved by the LPA. The colour palette which is developed through the ECA process must be based on on-the-ground surveys and supported by a desk top study, which analyses and synthesises the colours found within the local landscapes. This study must then inform the colour palette for built form.

Soft Landscaping including in the reserved matters including the structural landscape areas

59. Concurrent with any reserved matters application for Landscape, a scheme of soft landscaping for the site (including the northern and southern Structural Landscape buffer areas) drawn to a scale of not less than 1:200 shall be submitted to and approved in writing by the Local Planning Authority. The soft landscaping details shall include a bespoke planting mix that takes into consideration impacts on

residential visual amenity; written specifications (including cultivation and other operations associated with plant and grass establishment); schedules of plants noting species, plant sizes and proposed numbers/densities. The approved scheme of soft landscaping shall be implemented in accordance with a phasing plan that shall be submitted to and approved in writing with the Local Planning Authority at the same time as the Reserved Matter for Landscape and delivered in accordance with the approved phasing plan.

Any planting removed, dying or becoming seriously damaged or diseased within five years of planting shall be replaced within the first available planting season thereafter with planting of similar size and species unless the Local Planning Authority gives written consent for any variation.

Hard Landscaping

60. No development above ground level shall take place until details of a hard landscaping scheme for the site have been submitted to and approved in writing by the Local Planning Authority. These details shall include proposed finished levels and contours showing earthworks and mounding; surfacing materials; means of enclosure; car parking layouts; other vehicle and pedestrian access and circulations areas; hard surfacing materials; minor artefacts and structures (for example furniture, refuse and/or other storage units, signs, lighting and similar features); proposed and existing functional services above and below ground (for example drainage, power, communications cables and pipelines, indicating lines, manholes, supports and other technical features); retained historic landscape features and proposals for restoration where relevant. The scheme shall be implemented prior to the occupation of any part of the development (or within such extended period as may first be agreed in writing with the Local Planning Authority).

Landscape and Ecological Management Plan (LEMP)

61. Concurrent with the last Reserved Matters application, a Landscape and Ecological Management Plan (LEMP) shall be submitted to, and be approved in writing by the local planning. The content of the LEMP shall include the following:

- a. Description and evaluation of features to be managed.
- b. BNG management and monitoring plan for the length of time to achieve condition of each habitat required by BNG Metric.
- c. Ecological trends and constraints on site that might influence management.
- d. Aims and objectives of management.
- e. Appropriate management options for achieving aims and objectives.
- f. Prescriptions for management actions.
- g. Preparation of a work schedule (including an annual work plan capable of being rolled forward over a five-year period).
- h. Details of the body or organization responsible for implementation of the plan.
- i. Ongoing monitoring and remedial measures.

The LEMP shall also include details of the legal and funding mechanism(s) by which the long-term implementation of the plan will

be secured by the applicant with the management body(ies) responsible for its delivery. The plan shall also set out (where the results from monitoring show that conservation aims and objectives of the LEMP are not being met) how contingencies and/or remedial action will be identified, agreed and implemented so that the development still delivers the fully functioning biodiversity objectives of the originally approved scheme. The approved plan will be implemented in accordance with the approved details.

Protective fencing and planting for veteran trees and other gates, walls and fencing

62. Concurrent with the submission of the details required under condition 59 (soft landscaping) details of the Protection Barriers necessary for arboretum veteran trees and other areas as shown on drawing Proposed Zones of Restricted Access WSH RYD MM ZZ DR L 2100 Rev P6 and any other fencing, walls, boundary treatments including gates shall be submitted to and approved in writing by the Local Planning Authority. The details shall specify the siting, design, height and materials of the screen walls/fences/ gates to be constructed or erected and/or the species, spacing and height of hedging to be retained and / or planted together with a programme of implementation. Any planting removed, dying, being severely damaged or becoming seriously diseased within five years of planting shall be replaced by soft landscaping of similar size and species to those originally required to be planted. The works shall be completed in accordance with the approved details.

Ecology

mitigation and enhancement measures

63. Prior to development commencing on site a timetable shall be submitted to and approved in writing by the local planning authority which sets out when all the mitigation and enhancement measures as detailed in the Environmental Statement biodiversity chapter 11 (Sweco, April 2022) will be delivered. The approved mitigation and enhancement measures shall be implemented in accordance with the agreed timetable and thereafter retained in the approved form. An appropriately competent person (for example an ecological clerk of works (ECoW)) shall provide on-site ecological expertise during construction of the development. The appointed person shall undertake all activities, and works shall be carried out, in accordance with the approved details.

EPS licence needs to be submitted before development commences on site

64. Prior to any commencement of development on the hereby approved development a copy of the EPS licence for bats shall be submitted to the local planning authority. Any works which will impact the breeding / resting place of bats (European Protected Species (EPS)), shall not in any circumstances commence unless the local planning authority has been provided with either:
- a) a licence issued by Natural England pursuant to Regulation 55 of The Conservation of Habitats and Species Regulations 2017 (as

- amended) authorizing the specified activity/development to go ahead; or
- b) a statement in writing from the Natural England to the effect that it does not consider that the specified activity/development will require a licence.

Biodiversity Enhancement Strategy

65. Within 6 months of development commencing of the hereby approved hospital a Biodiversity Enhancement Strategy for protected and Priority species shall be submitted to and approved in writing by the local planning authority. The content of the Biodiversity Enhancement Strategy shall include the following:

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

The works shall be implemented in accordance with the delivery timeline submitted under part f) and shall be retained in the approved manner thereafter.

copy of Natural England Mitigation Licence for Great Crested Newts

66. Concurrent with the submission of the last Reserved Matter application a copy of Natural England Mitigation Licence for Great Crested Newts shall be submitted to the local planning authority.

Any works which will impact the breeding / resting place of great crested newt, shall not in in any circumstances commence unless the local planning authority has been provided with either:

- a) a licence issued by Natural England pursuant to Regulation 55 of The Conservation of Habitats and Species Regulations 2017 (as amended) authorizing the specified activity/development to go ahead; or
- b) a method statement relating to a registered site supplied by an individual registered to use a Great Crested Newt Low Impact Class Licence; or
- c) a GCN District Level Licence issued by Natural England pursuant to Regulation 55 of The Conservation of Habitats and Species Regulations 2017 (as amended) authorizing the specified activity/development to go ahead; or
- d) a statement in writing from the Natural England to the effect that it does not consider that the specified activity/development will require a licence."

Grampian condition to agree and secure the necessary Compensation Strategy details

67. Before any development commences on site (including the translocation of waxcap turfs, or archaeological trial trenching) the details of the land that will be brought forward to deliver the compensation strategy shall be submitted to and agreed in writing with

the Local Planning Authority. The submitted details shall be in accordance with the principles established in the Compensation Strategy for the Loss of Irreplaceable Habitat (Sweco, 1 August 2022) but also include the following detail;

- a) purpose and conservation objectives for the proposed offsite compensation measures;
- b) detailed designs to achieve the stated conservation objectives;
- c) locations of proposed compensation measures by appropriate maps and plans;
- d) translocation method statement for the waxcap grassland to be translocated which shall be informed by the eDNA surveys;
- e) persons responsible for implementing the compensation measures;
- f) details of initial aftercare and long-term maintenance to meet the required objectives.
- g) confirmation and full details of the proposed legal mechanism to secure and deliver the land required to compensate for the loss of irreplaceable habitat in general accordance with the "Loss of Irreplaceable Habitat" Document Reference: 65206048-SWE-ZZ-XX-RP-J-0001 Rev C01". The details submitted shall demonstrate that the land has been secured for at least 125 years in accordance with the conservation objectives.
- h) details of the maintenance including funding mechanism and timeframe (which shall be at least 30 Years) for the maintenance and ongoing monitoring; and persons responsible for maintenance and monitoring
- i) a timetable for implementation of the compensation measures.

The approved details shall be implemented in their entirety in accordance with the agreed timetable.

Mitigation licence for badgers

68. Concurrent with the submission of the last Reserved Matters application a copy of mitigation licence for badgers shall be submitted to the local planning authority.

The following sett closure shall not in in any circumstances commence unless the local planning authority has been provided with either:

- a) a licence issued by Natural England pursuant Badger Protection Act 1992 authorizing the specified activity/development to go ahead; or
- b) a statement in writing from the Natural England to the effect that it does not consider that the specified activity/development will require a licence.

CEMP

69. Concurrent with the submission of last Reserved Matter application a Construction Environmental Management Plan (CEMP: Biodiversity) shall be submitted to and approved in writing by the local planning authority.

The CEMP (Biodiversity) shall include the following.

- a) Risk assessment of potentially damaging construction activities.
- b) Identification of "biodiversity protection zones".
- c) Practical measures (both physical measures and sensitive working practices) to avoid or reduce impacts during construction (may be provided as a set of method statements).

- d) The location and timing of sensitive works to avoid harm to biodiversity features.
- e) The times during construction when specialist ecologists need to be present on site to oversee works.
- f) Responsible persons and lines of communication.
- g) The role and responsibilities on site of an ecological clerk of works (ECoW) or similarly competent person.
- h) Use of protective fences, exclusion barriers and warning signs.
- i) Containment, control and removal of any Invasive non-native species present on site

The approved CEMP shall be adhered to and implemented throughout the construction period strictly in accordance with the approved details, unless otherwise agreed in writing by the local planning authority"

Biodiversity Net Gain Design Stage Report

70. Concurrent with the submission of the last Reserved Matter application a Biodiversity Net Gain Design Stage Report, in line with Table 2 of CIEEM Biodiversity Net Gain report and audit templates (July 2021), shall be submitted to and approved in writing by the local planning authority which provides a minimum of 10% measurable biodiversity net gain, using the DEFRA Biodiversity Metric 3.0 or any successor. The content of the Biodiversity Net Gain report should include the following:

Baseline data collection and assessment of current conditions on site;

- a) A commitment to measures in line with the Mitigation Hierarchy and evidence of how BNG Principles have been applied to maximise benefits to biodiversity;
- b) Provision of the full BNG calculations, with plans for pre and post development and detailed justifications for the choice of habitat types, distinctiveness and condition, connectivity and ecological functionality;
- c) Details of the implementation measures and management of proposals;
- d) Details of the monitoring and independent auditing measures.

The proposed enhancement measures shall be implemented in accordance with the approved details and shall be retained in that manner thereafter.

Lighting design for the site

71. Concurrent with the submission of the last Reserved Matter application a lighting design scheme for biodiversity shall be submitted to and approved in writing by the local planning authority. The scheme shall identify those features on site that are particularly sensitive for bats and that are likely to cause disturbance along important routes used for foraging; and show how and where external lighting will be installed (through the provision of appropriate lighting contour plans, Isolux drawings and technical specifications) so that it can be clearly demonstrated that areas to be lit will not disturb or prevent bats using their territory.

All external lighting shall be installed in accordance with the specifications and locations set out in the scheme and maintained thereafter in accordance with the scheme. Under no circumstances

should any other external lighting be installed without prior consent from the local planning authority.

Habitat Management and Monitoring Plan (HMMP)

72. Concurrent with the submission of the last Reserved Matters application a Habitat Management and Monitoring Plan (HMMP) shall be submitted to, and be approved in writing by, the local planning authority prior to occupation of the development.

The content of the HMP shall include the following:

- a) Description and evaluation of compensatory habitats created off site to be managed and length of time to achieve condition required by BNG Metric.
- b) Ecological trends and constraints on site that might influence management.
- c) Aims and objectives of management and monitoring.
- d) Appropriate management and monitoring options for achieving aims and objectives.
- e) Prescriptions for management actions.
- f) Preparation of a work schedule (including an annual work plan capable of being rolled forward over a five-year period in perpetuity with 30 years funding).
- g) Details of the body or organisation responsible for implementation of the plan.
- h) Ongoing monitoring and remedial measures.

The HMMP shall also include details of the legal and funding mechanism(s) by which the long-term implementation of the plan will be secured by the developer with the management body(ies) responsible for its delivery. The plan shall also set out (where the results from monitoring show that conservation aims and objectives of the HMMP are not being met) how contingencies and/or remedial action will be identified, agreed and implemented so that the development still delivers the fully functioning biodiversity objectives of the originally approved scheme. The approved plan will be implemented in accordance with the approved details.”

Biodiversity information boards for areas to be restricted.

73. Before the hereby approved hospital is first brought into use, details shall be submitted to and agreed in writing with the Local Planning Authority on the location of at least 5 information boards and content of the boards which will inform the general public of the importance of the ecology on the wider Hardwick Manor site, setting out why the general public are restricted from accessing a number of key ecologically important and sensitive locations like the arboretum, orchard and buffer zones of candidate veteran and veteran trees. The hereby approved signage shall be implemented before the hereby approved hospital is first brought into use and retained thereafter unless otherwise agreed in writing with the Local planning

Arb conditions

Arb Method Statement

74. Prior to commencement of development a finalised Arboricultural Method Statement (including any demolition, groundworks and site clearance) shall be submitted to and approved in writing by the Local

Planning Authority. The Statement should include details of the following:

- a. Measures for the protection of those trees and hedges on the application site that are to be retained,
- b. Details of all construction measures within the 'Root Protection Area' (defined by a radius of $dbh \times 12$ where dbh is the diameter of the trunk measured at a height of 1.5m above ground level) of those trees on the application site which are to be retained specifying the position, depth, and method of construction/installation/excavation of service trenches, building foundations, hard standings, roads and footpaths,
- c. A schedule of proposed surgery works to be undertaken to those trees and hedges on the application site which are to be retained.
- d. Construction phasing Plan

The development shall be carried out in accordance with the approved Method Statement unless agreed in writing by the Local Planning Authority.

Arboricultural site supervision and monitoring

75. The Arboricultural Method Statement and plan submitted in support of the application shall be adhered to in full, subject to the pre-arranged tree protection monitoring and site supervision, detailed in the submitted Method Statement, to be carried out at a minimum of every four weeks during the construction phase, by a suitably qualified tree specialist. Details of site supervision shall be provided in writing after each visit to the Local Planning Authority.

Updated Veteran Tree Management Plan based on the changed site use

76. Prior to commencement of development a Construction Phasing Plan shall be submitted to and approved in writing by the Local Planning Authority. No development shall occur within any construction phase shown in the Construction Phase Plan until an updated Veteran Tree Management Plan for that phase which is based on the changed site use (publicly available hospital) has been submitted to and agreed in writing with the Local Planning Authority. The Veteran Tree Management Plan shall be implemented in accordance with the approved details.

Alternative access to Hardwick Manor

77. The change of use of Hardwick Manor from residential dwelling (C3) to health related uses (C2) shall not commence until the existing access to the property has been extinguished and full details of an alternative access (in accordance with drawing No. WSH-RHD-MM-ZZ-DR-L-2004 Rev P16) have been submitted to and agreed in writing by the Local Planning Authority. The submitted details shall include;
- a) Details of Trees to be removed
 - b) Construction details and alignment of the new access in relation to trees in the immediate area
 - c) Lighting to be installed
 - d) Details of the existing access to be extinguished
 - e) Method statement for the removal of the existing access

The works thereafter shall be carried out in accordance with the approved details and before the hereby consented change of use is implemented.

OTHER

Restore field to be used for the construction compound to its current state

78. Before the agricultural field that will be the construction compound is prepared to be used as a construction compound a Method Statement shall be submitted to and approved in writing with the Local planning Authority that details how the agricultural field shall be fully restored to its current state so that it can be a viable agricultural field again. Within 6 months of the current West Suffolk Hospital being demolished or another timeframe otherwise agreed with the local planning Authority the field shall be restored to its current state in accordance with the approved Method Statement.

Relocate Railings and piers

79. Prior to any alteration to the existing junctions on Hardwick Lane commencing details of the new location for the existing wrought iron railings and piers shall be submitted to and approved in writing by the Local Planning Authority. The submitted details shall include a timetable for their removal and relocation. The agreed relocation of the railings and piers shall be carried out in accordance with the agreed timetable and thereafter retained in the agreed location unless otherwise agreed in writing with the Local Planning Authority.

Ancillary uses

80. The ancillary restaurant and kitchen facilities on site shall not exceed 1,800sqm (GIA) unless otherwise agreed in writing by the Local Planning Authority.
81. Concurrently with the submission for the Reserved Matter application for Appearance details of facing and roofing materials shall be submitted to and approved in writing by the Local Planning Authority. The development shall be carried out in accordance with the approved details.

Agree details of the waste bins

82. Concurrently with the submission of Reserved Matters for Layout, details of the areas to be provided for storage of Refuse/Recycling bins within the facilities management yard (as shown on page 82 of the approved Design and Access Statement) serving the new hospital shall be submitted to and approved in writing by the Local Planning Authority. The approved details shall be provided in their entirety before the development is brought into first use. No other area shall be used for the storage of Refuse/Recycling bins on the site unless the written approval of the Local Planning Authority is provided. The approved areas shall be retained thereafter and used for no other purpose.

(Partway through the debate on the application the Chair permitted a short comfort break.)

The meeting concluded at 1.15pm

Signed by:

Chair
