

**Mid Suffolk District Council Planning Control Department
131 High Street Needham Market IP6 8DL**

**PLANNING PERMISSION
Town and Country Planning Act 1990**

Town and Country Planning (General Development Procedure) Order 1995

Date of Application: January 12, 2007

REFERENCE: 0076 / 07

Date Registered: January 15, 2007

FORM P2

Documents to which this decision relates: Drawings numbered 18217-L55e, -L70 and L54e , environmental report, figures and appendices and badger report received 12th January 2007, arboricultural assessment and drawing number 12.06.1222 A received 24th January 2007, drawing number 18217-L52f received 27th February 2007.

CORRESPONDENCE ADDRESS:

NAME AND ADDRESS OF APPLICANT:

R Atkinson
C/o Cheffins

National Grid Electricity Transmission plc
1100 Century Way
Thorpe Park
Leeds
LS15 8TU

PROPOSED DEVELOPMENT AND LOCATION OF THE LAND:

Construction of extension to 400KV electricity substation and associated access road.
- Bramford Sub Station, Bullen Lane, Bramford

The Council, as local planning authority, hereby gives notice that **PLANNING PERMISSION HAS BEEN GRANTED** in accordance with the application particulars and plans submitted subject to the following conditions:

1. The development hereby permitted must be begun not later than the expiration of three years from the date of this permission.

[Reason – To comply with the requirements of Section 91 of the Town and Country Planning Act 1990 as amended by Section 51 of the Planning and Compulsory Purchase Act 2004](#)

2. Notwithstanding the details for the removal of hedgerows shown on drawing number 12.06.1222 received 24th January 2007 no development shall commence until there has been submitted to, and approved in writing by, the Local Planning Authority a scheme for the treatment of hedgerows within the site. The scheme shall clearly identify all sections of hedging proposed for removal, retention or enhancement. The scheme shall be carried out as approved unless otherwise agreed, in writing, by the Local Planning Authority.

[Reason - In order to achieve optimum hedgerow retention on site in the interests of visual amenity and historical value.](#)

3. No development shall take place until there has been submitted to and approved, in writing, by the Local Planning Authority a scheme of hard and soft landscaping works for the site, which shall include details of the proposed surfacing and landscaping of the diverted bridleway, any proposed changes in ground levels and also accurately identify spread, girth and species of all existing trees, shrubs and hedgerows on the site and indicate any to be retained, together with measures for their protection which shall comply with the recommendations set out in the British Standards Institute publication "BS 5837: 1991 - Trees in Relation to Construction."

Reason – In the interests of visual amenity and the character and appearance of the area.

4. All changes in ground levels, hard landscaping, planting, seeding or turfing shown on the approved landscaping details shall be carried out during the first planting and seeding season (October - March inclusive) following the commencement of the development or in such other phased arrangement as may be agreed in writing by the Local Planning Authority. All protection measures shall be implemented prior to the commencement of any construction or engineering operation. Any trees or shrubs which, within a period of 5 years of being planted die, are removed or seriously damaged or seriously diseased shall be replaced in the next planting season with others of similar size and species, unless the Local Planning Authority agrees in writing to a variation of the previously approved details.

Reason – To ensure approved landscaping scheme has sufficient time to establish, in the interests of visual amenity and the character and appearance of the area.

5. The development authorised by this permission shall not commence within any area within 10 metres of the route of the public bridleway BR1 until the affected bridleway has been diverted and made available for use unless otherwise agreed, in writing, by the Local Planning Authority.

Reason - In the interests of users of the public bridleway.

6. No development shall take place until precise details of the size, design, materials and phased provision of all fencing shown on drawing number 18217-L55e received 12th January 2007 have been submitted to and approved in writing by the Local Planning Authority. The approved fencing shall be erected in accordance with the agreed phasing scheme and shall thereafter be retained in the approved form.

Reason – In the interests of visual amenity and the character and appearance of the area.

7. No development shall commence until details of construction related vehicular parking and storage of construction materials and equipment during the construction phase has been submitted to and agreed, in writing, by the Local Planning Authority. Construction shall be carried out in accordance with the approved details unless otherwise agreed, in writing, by the Local Planning Authority.

Reason - In order to protect the adjacent County Wildlife Site and area of ancient woodland.

8. No development shall be undertaken except in accordance with the approved scheme of surveying and mitigation detailed in the badger technical report received 12th January 2007.

Reason - In order to safeguard protected wildlife species and their habitats.

9. No development shall commence until details of a re-survey of all affected trees for the presence of bats and any mitigation measures has been submitted to and agreed, in writing, by the Local Planning Authority. Any mitigation measures shall then be carried out as approved.

Reason - In order to safeguard protected wildlife species and their habitats and to allow any roosting animals to escape.

10. Ecological mitigation measures shall be carried in accordance with the details in section 9 (Biodiversity) of the Environmental Report received 12th January 2007 unless otherwise agreed, in writing, by the Local Planning Authority.

Reason - To prevent adverse ecological impacts.

REASONS FOR APPROVAL:

1. This permission has been granted having regard to policy(ies)

H16 - PROTECTING EXISTING RESIDENTIAL AMENITY
RT12 - FOOTPATHS AND BRIDLEWAYS
CL1 - GUIDING PRINCIPLE TO DEVELOPMENT IN THE COUNTRYSIDE
T10 - HIGHWAY CONSIDERATIONS IN DEVELOPMENT
CL3 - MAJOR UTILITY INSTALLATIONS AND POWER LINES
GP1 - DESIGN AND LAYOUT OF DEVELOPMENT

of the Mid Suffolk Local Plan, and to all other material considerations. The carrying out of the development permitted, subject to the conditions imposed, would accord with those policies and in the opinion of the Local Planning Authority there are no circumstances which otherwise would justify the refusal of permission.

2. This permission has been granted having regard to policy(ies)

ENV3 - DESIGN STANDARDS
ENV4 - THE COUNTRYSIDE AND COAST
ENV11 - RESOURCE CONSERVATION: ENERGY CONSERVATION

of the Suffolk County Structure Plan, and to all other material considerations. The carrying out of the development permitted, subject to the conditions imposed, would accord with those policies and in the opinion of the Local Planning Authority there are no circumstances which otherwise would justify the refusal of permission.

NOTES:

1. The application site lies directly adjacent to Bullen Wood County Wildlife Site. Care should be taken during development not to disturb or damage the flora and fauna of this area.
2. The applicant/developer is advised that the application site is affected by the existence of a public right of way. It should be noted that:-

(i) it is an offence to obstruct or divert a public right of way (or otherwise prevent free passage on it) without the proper authority having been first obtained. In the first instance contact should be made with Sharon Berry Public Rights of Way Officer, Mid Suffolk District Council, 131 High Street, Needham Market, Suffolk IP6 8DL. The telephone number is 01449 727231. (email sharon.berry@midsuffolk.gov.uk)

(ii) The granting of planning permission does not authorise the undertaking of any work on a public right of way. Where it is necessary for a right of way to be stopped-up or diverted in order that development may take place, no work may take place upon the line of the right of way until an appropriate order has been made and confirmed (see (i) above). The applicant/developer should note that there is a charge for making a change to the rights of way network.

(iii) Where a private means of access coincides with a public right of way, the granting of planning permission cannot authorise the erection of gates across the line or the carrying out of any works on the surface of the right of way and that permission for any changes to the surface must be sought from

the highway authority (Suffolk County Council).

3. The development may be affected by the Control of Pollution (Oil Storage) (England) regulations 2001 and the Control of Pollution (Silage, Slurry and Agricultural Fuel Oil) Regulations 1991 and as amended 1997. For further information please contact the Environment Agency.

This permission relates only to that required under the Town and Country Planning Acts and does not include any consent or approval under any other enactment or under the Building Regulations. Any other consent or approval which is necessary must be obtained from the appropriate authority.

This relates to document reference: 0076 / 07

Signed:

A black rectangular box redacting the signature of the Professional Lead Officer.

Dated: April 11, 2007

**Professional Lead Officer
Planning Services**

**MID SUFFOLK DISTRICT COUNCIL, 131 HIGH STREET, NEEDHAM MARKET, IPSWICH IP6
8DL**



Key

- Planning application boundary
- Land Owned by National Grid
- Existing hedgerow/tree belt
- Existing fence/line
- Existing bridleway
- Planting to be removed

General Note:
This drawing is for information only.

12 JAN 2007

0 m 100 m
Scale 1:1250 @ A1

nationalgrid
0076107

Bramford 400kV Substation Extension - Planning Application

Existing Site Layout

January 2007
18217-L54a.dwg smiv

Entec



- Key**
- Planning Application boundary
 - Land owned by National Grid
 - Stage 1 OHL works
 - Stage 2 OHL works
 - Existing OHLs
 - Existing fence/line and substation
 - Proposed fence/line and substation extension
 - Fenceline to be removed
 - New access road/bridleway
 - Existing planting
 - Proposed planting
 - Proposed tree



nationalgrid
2016/07

Bramford 400kV Substation Extension -
Planning Application

Proposed site layout

January 2007
18217-1.55e.dwg smbv

Entec



Key

- Planning Application boundary
- Land owned by National Grid
- Bridleway unaffected
- Diverted route of bridleway
- Bridleway to be stopped up
- Stage 1 OHL works
- Stage 2 OHL works
- Existing OHLs
- Existing fenceline of substation
- Proposed fenceline of substation extension
- Fenceline to be removed
- Existing planting
- Proposed planting
- Proposed tree
- MSC** Mechanically Switched Capacitors
- SGT** Super Grid Transformer

0 m 100 m
Scale 1:1250 @ A1

nationalgrid

Bramford 400kv Substation Extension -
Application under s257 Town and Country
Planning Act

Proposed Diversion to Bridleway -
Bramford No. 1

AMENDED PLAN

February 2007
18211-1321.dwg.smh

Entec

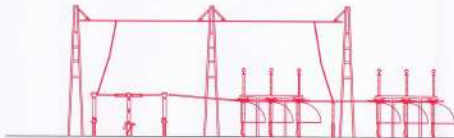
Based upon the Ordnance Survey Map with the permission of the Controller of Her Majesty's Stationery Office. © Crown Copyright. Error: UK L65 A1:100001776.



SECTION A-A 5076 / BUS SECTION



SECTION B-B INTERCONNECTOR



SECTION C-C BUS COUPLER



SECTION D-D PELHAM, BRANITREE/RAYLEIGH MAIN, SIZWELL 3 FEEDERS



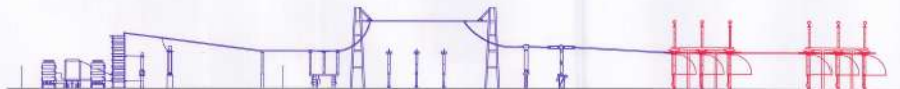
SECTION E-E NORWICH MAIN 1



SECTION F-F SIZWELL 4 FEEDER





SECTION G-G MSC1



SECTION H-H MSC2

Key

-  Stage 1 works
-  Stage 2 works



0 m  40 m

COAG(CA)

Bramford 400kv Substation Extension -
Planning Application

Cross Sections

November 2009
182174.70.dwg smlv

Entec