

Philip Isbell – Chief Planning Officer
Planning – Place Directorate

Mid Suffolk District Council

Endeavour House, 8 Russell Road, Ipswich IP1 2BX

Website: www.midsuffolk.gov.uk



Mr Ben Smith
12 Sandpit Lane
Thurston
Bury St Edmunds
Suffolk
IP31 3SD

Please ask for: Helen Noble
Your reference:
Our reference: DC/26/02793
E-mail: planningyellow@baberghmidsuffolk.gov.uk
Date: 12th August 2026

Dear Sir/Madam

DISCHARGE OF CONDITION(S)
TOWN AND COUNTRY PLANNING ACT 1990

Proposal: Discharge of Conditions Application for DC/25/04996 - Condition 4 (Biodiversity Enhancement Measures)

Location: 12 Sandpit Lane, Thurston, Bury St Edmunds, Suffolk IP31 3SD

Mid Suffolk District Council hereby gives notice that the details submitted in pursuance to the conditions referred to above have been determined as summarised below in relation to each relevant condition together with any appropriate comments, limitations or advice.

APPROVED CONDITION(S):

4. DISCHARGE REQUIRED: BIODIVERSITY ENHANCEMENT MEASURES

Prior to development above slab level, a scheme of biodiversity enhancement measures shall be formally submitted to the Local Planning Authority for its written approval. The biodiversity enhancement measures shall include the following:

- a) detailed designs and/or product descriptions for biodiversity enhancements; and
- b) locations, orientations and heights for biodiversity enhancements on appropriate drawings.

The approved measures shall then be implemented in full prior to first use and shall then be retained.

Reason: In the interests of enhancing biodiversity on site in accordance with Joint Local Plan policies SP09 and LP16.

LPA Decision:

Details as specified by the Proposed Elevations and Proposed Site Plan received on 06 August 2026 and the Biodiversity Enhancement Measures Scheme received

Babergh District Council

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30 June 2026 have been considered by this Authority's Ecologist and are acceptable. This condition has been satisfied subject to implementation in accordance with the wording of the above condition.

You should note that this letter does not waive or exempt you from complying with the specific terms of the conditions on your original planning permission. Please also refer to the wording of all the conditions on your consent regularly during your development to ensure it continues to comply with any ongoing requirements. Should you have any further queries please do not hesitate to contact the case officer named at the top of this letter.

Yours faithfully

Philip Isbell
Chief Planning Officer