

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



SJ Hitchcock Ltd
2 Windsor Oaks
Kingshall Street
Rougham
Bury St Edmunds
Suffolk
IP30 9LG

Please ask for: Jasmine Whyard
Your reference:
Our reference: DC/26/02862
E-mail: planningyellow@baberghmidsuffolk.gov.uk
Date: 28th July 2026

Dear Sir/Madam

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

Proposal: Discharge of Conditions Application for DC/25/05076 - Condition 6 (Biodiversity Net Gain Plan) and 8 (Sustainability Statement).

Location: Cafe And Premises, Harveys Garden Plants, Great Green, Thurston Bury St Edmunds Suffolk

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):

6. DISCHARGE REQUIRED: BIODIVERSITY NET GAIN PLAN

Prior to commencement of development a Biodiversity Net Gain Plan demonstrating that a minimum 10% net gain in biodiversity within a 30-year period as a result of the development shall be formally submitted to the Local Planning Authority for its written approval. The net biodiversity impact of the development shall be measured in accordance with the Statutory Biodiversity Metric.

The content of the Biodiversity Net Gain Plan should include the following:

- a) Proposals for on-site biodiversity net gain;
- b) A management and monitoring plan for onsite biodiversity net gain including 30-year objectives, management responsibilities, maintenance schedules and a methodology to ensure the submission of monitoring reports in years 2,5,10,15,20,25 and 30 from commencement of development, demonstrating how the BNG is progressing towards achieving its objectives, evidence of arrangements and any rectifying measures needed;

Babergh District Council

Endeavour House, 8 Russell Road, Ipswich IP1 2BX
Telephone: (0300) 1234 000
www.babergh.gov.uk

Mid Suffolk District Council

Endeavour House, 8 Russell Road, Ipswich IP1 2BX
Telephone: (0300) 1234 000
www.midsuffolk.gov.uk

- c) Should on-site biodiversity net gain be unachievable, proposals for off-site biodiversity net gain provision;
- d) A management and monitoring plan for all offsite biodiversity net gain including 30 year objectives, management responsibilities, maintenance schedules and a methodology to ensure the submission of monitoring reports in years 2,5,10,15,20,25 and 30 from commencement of development, demonstrating how the BNG is progressing towards achieving its objectives, evidence of arrangements and any rectifying measures needed;

The approved Biodiversity Net Gain plan shall then be implemented in full.

Reason - To allow the development to demonstrate measurable biodiversity net gains and allow the Local Planning Authority to discharge its duties under the NPPF and s40 of the NERC Act 2006 (Priority habitats & species) and Policy LP16 of the adopted Babergh and Mid Suffolk Joint Local Plan.

Note: This is a separate condition from the statutory condition listed within the Important Notes section of this decision notice. The statutory condition is not applicable in this instance.

LPA Decision:

Details as specified in the Biodiversity Net Gain Assessment and Biodiversity Gain Plan, received on 03.07.2026, 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.

8. DISCHARGE REQUIRED: SUSTAINABILITY STATEMENT

Prior to the commencement of development beyond demolition and removal required by condition 10, a sustainability statement for the provision and implementation of water, energy and resource efficiency measures, during the construction and operational phases of the development shall be submitted to the Local Planning Authority and have been approved in writing. The scheme shall include a clear timetable for the implementation of the measures. All development shall then be carried out in accordance with the approved timetable.

Reason - To enhance the sustainability of the development through better use of water, energy and resources reduce harm to the environment and result in wider public benefit in accordance with the NPPF and to secure compliance with Policy LP23 of the JLP.

LPA Decision:

Details as specified in the Sustainability Statement, received on 03.07.2026, have been considered by this Authority in consultation with the Council's Sustainable Development Consultants and are acceptable. This condition has been satisfied subject to implementation in accordance with the wording of the above condition.

Babergh District Council

Endeavour House, 8 Russell Road, Ipswich IP1 2BX

Telephone: (0300) 1234 000

www.babergh.gov.uk

Mid Suffolk District Council

Endeavour House, 8 Russell Road, Ipswich IP1 2BX

Telephone: (0300) 1234 000

www.midsuffolk.gov.uk

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