

e-mail: [REDACTED]

Our ref: RLD/se/9484

19 November 2025

The Planning Department
Mid Suffolk District Council
Endeavour House
8 Russell Road
Ipswich
IP1 2BX

Dear Sir or Madam

Land at Field Quarry (also known as Masons Quarry), Bramford Road, Great Blakenham
Application for Outline Planning Permission with access not reserved
Planning Portal Reference PP-14445263

We are pleased to enclose an application that seeks outline planning permission (with all matters reserved except for access) for a phased mixed-use employment led development as an expansion of the Port One Logistics Park. Access will be from Bramford Road (B1113) via the Port One Logistics Park.

The description of development is "Outline planning permission (with layout, scale, appearance and landscaping being reserved) for the extension of Port One Logistics Park, to include up to 195,000 sqm of commercial floorspace comprising logistics warehousing with ancillary offices; offices and vertical farms; up to 115,000 sqm of depots and container storage; a solar farm, cafe and substations; new vehicle and HGV access from the south, the improvement of the existing access from the B1113 and a means of emergency access only from Circular Road; associated earthworks to create development platforms and bunds to boundaries; new landscaping and recreation areas; creation of nature reserve and the burying of overhead powerlines underground; together with a full sustainable drainage scheme and the provision of private treatment plant(s)".

Accordingly, the application comprises the following:-

- This Covering Letter dated 19 November 2025.
- Application Forms and Ownership Certificate C, Article 13 Notice served on known owners and copy of article published in the East Anglian Daily Times.

Drawings:

- Site Location Plan, Drawing No. 25-0202-TAB-DE-00-A-2000-P02 at a scale of 1:5000 at A1.
- Proposed Masterplan, Drawing No. 25-0202-TAB-DE-00-A-2001-P07 at a scale of 1:5000 at A1.

Land Use Strategy Plan, Drawing No. 25-0202-TAB-DE-00-A-9005-P03 at a scale of 1:5000 at A1.

Phasing Plan, Drawing No. 25 0202 TAB DE 00 A 9004 P02 at a scale of 1:5000 at A1.

Topographical Survey, Drawing No. JWES-TAB-PO-TS-002 Rev P02.

Proposed Site Sections A-A, B-B, Drawing No. 25-0202-TAB-DE-ZZ-A-2002-P03 at a scale of 1:1250 at A1.

Proposed Site Sections C-C, D-D, Drawing No. 25-0202-TAB-DE-ZZ-A-2003-P03 at a scale of 1:1250 at A1.

Proposed Site Sections E-E, Drawing No. 25-0202-TAB-DE-ZZ-A-2004-P03 at a scale of 1:1250 at A1.

Proposed Site Sections F-F, Drawing No. 25-0202-TAB-DE-ZZ-A-2005-P03 at a scale of 1:1250 at A1.

Proposed Site Sections G-G, Drawing No. 25-0202-TAB-DE-ZZ-A-2006-P03 at a scale of 1:1250 at A1.

CWS Proposal, Drawing No. 25-0202-CWS-SK-00-A-1001-V02 not to scale.

Rendered Masterplan, Drawing No. 2594-WWA-ZZ-ZZ-D-L-0102 Revision P02 at a scale of 1:4000 at A1 (Landscape Strategy Plan).

Reports:


Environmental Statement Volume 1 (Introduction and Technical Chapters).

Environmental Statement Volume 2 Appendices (application reports/plans that relate to each of the technical chapters):

- Appendix 2.1 Scoping Opinion.
- Appendix 3.1 Topographical Survey, Drawing No. JWES-TAB-PO-TS-002 Rev P02.
- Appendix 3.2 The Suffolk Minerals Resources Map 2003.
- Appendix 4.1 Land Use Strategy Plan, Drawing No. 25-0202-TAB-DE-00-A-9005-P03 at a scale of 1:5000 at A1.
- Appendix 4.2 Proposed Masterplan, Drawing No. 25-0202-TAB-DE-00-A-2001-P07 at a scale of 1:5000 at A1.
- Appendix 4.3 Phasing Plan, Drawing No. 25 0202 TAB DE 00 A 9004 P02 at a scale of 1:5000 at A1.
- Appendix 4.4.1 Proposed Site Sections A-A, B-B, Drawing No. 25-0202-TAB-DE-ZZ-A-2002-P03 at a scale of 1:1250 at A1.
- Appendix 4.4.2 Proposed Site Sections C-C, D-D, Drawing No. 25-0202-TAB-DE-ZZ-A-2003-P03 at a scale of 1:1250 at A1.
- Appendix 4.4.3 Proposed Site Sections E-E, Drawing No. 25-0202-TAB-DE-ZZ-A-2004-P03 at a scale of 1:1250 at A1.
- Appendix 4.4.4 Proposed Site Sections F-F, Drawing No. 25-0202-TAB-DE-ZZ-A-2005-P03 at a scale of 1:1250 at A1.
- Appendix 4.4.5 Proposed Site Sections G-G, Drawing No. 25-0202-TAB-DE-ZZ-A-2006-P03 at a scale of 1:1250 at A1.
- Appendix 5.1 Overview of Nature Reserve Proposals.
- Appendix 5.2 Nature Reserve Plan.

- Appendix 6.1 Materials Excavation Statement and calculations and Statement to explain process on Boreholes and Trial Pitt testing.
- Appendix 6.2 Construction Waste Management Strategy.
- Appendix 7.1 Sustainability Report.
- Appendix 8.1 Preliminary Ecological Appraisal.
- Appendix 8.2 BNG Baseline Report.
- Appendix 8.3 Habitat Classification Map.
- Appendix 8.4 BNG Metric.
- Appendix 8.5 Masons Pit Condition Assessment.
- Appendix 9.1 Landscape and Visual Impact Assessment (parts 1-5).
- Appendix 9.2 Rendered Masterplan, Drawing No. 2594-WWA-ZZ-ZZ-D-L-0102 Revision P02 at a scale of 1:4000 at A1 (Landscape Strategy Plan).
- Appendix 9.3 Soft Landscape Strategy, 2594-WWA-XX-XX-T-L-0301.
- Appendix 10.1 Transport Assessment (parts 1-8).
- Appendix 10.2 Draft Travel Plan.
- Appendix 10.3 Draft Construction Transport Management Plan.
- Appendix 11.1 Ground Conditions Desk Top Study (Tier 1 Desk Study Report and Data Review) (parts 1-5).
- Appendix 11.2 Geological Management and Monitoring Plan (GMMP).
- Appendix 12.1 Flood Risk Assessment and Drainage Strategy (parts 1 & 2).
- Appendix 13.1 Noise Report.
- Environmental Statement Volume 3 Non-technical summary.
- Air Quality Assessment.
- Design & Access Statement including lighting strategy.
- Health and Well Being Impact Assessment.
- Heritage Assessment.
- Archaeological Desk Based Assessment.
- Statement of Community Involvement.
- Tree Survey and Arboricultural Implications Assessment.
- Planning Statement.
- Completed CIL form.

The application site area edged in red covers 114.65 hectares and attracts a maximum fee of



We look forward to receiving your acknowledgement in due course. Please do not hesitate to contact me should you have any queries.

Yours faithfully



Rachael Dickson BSc (Hons) Dip TP MRTPI
For and on behalf of The JTS Partnership LLP

Enc: