

PLANNING APPLICATION reference DC/25/05114


Land at former Mason's Quarry

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). (Accompanied by EIA Statement)

IMPORTANT UPDATE

in respect of changes to the consultation response deadlines set by the Council as a result of advanced notice of consultation events being planned by the applicant

Wednesday 3 December



In view of the engagement events being planned by the applicant, as described below, Mid Suffolk 's Planning Service has taken the view that it is reasonable and appropriate to extend the formal period it is giving to parish councils and local communities in and around the application site to comment of the proposals until

23 February 2026.

This will allow parish councils and the community extra time to fully explore the initially submitted details and to engage further with the applicant before making comments.

The applicant has advised Mid Suffolk District Council of the following:

"We're going to arrange for the following to take place in January:

- 1) Newsletter to go out (we'll include details of the drop-in day and Zoom Presentation in this newsletter)*
- 2) Drop in day*
- 3) Zoom Presentation "*

As soon as dates for these events have been finalised by the applicant details will be posted by the Council on the following web pages. Please note these events will be prepared and provided by the applicant and are not part of the Council's formal planning application consultation process.

<https://www.midsuffolk.gov.uk/current-major-applications>

<https://planning.baberghmidsuffolk.gov.uk/online-applications/>

These events are welcomed as applicants are encouraged to engage with communities as the feedback can lead to important changes being made to proposals.

Please do not worry if you have already made comments as you can always amend, revise or otherwise supersede those comments in the light of what you see or hear via the events. Similarly, if you have no reason to alter comments already made then your originally submitted comments will stand.

The Council will have regard to all comments received up to and including the end of Monday 23 February 2026. In the event that the applicant proposes material changes to the details submitted and submits amended plans/details, the Council will undertake formal re-consultation.

Whilst this changing of deadlines may appear somewhat disorganised, the Planning Service hopes that by giving you longer to examine the details of the application and opportunities to quiz the applicant at events they are setting up, you will all feel that you are better informed as a result and therefore better placed to formulate robust reactions to the proposal (whether they be for, against or neutral)

Such is the complexity of the proposal and the range of planning issues raised, that deadlines for receipt of initial comments should be subservient to the need for the everyone affected to fully analyse the detail submitted and then determine how they wish to comment from a position of understanding.

The applicant has been advised of these changes and for information supports them.

Kind regards

Vincent Pearce [principal planning officer]

Babergh Mid Suffolk District Councils
Directorate of Place
Wednesday 3 December 2025