

## Planning Application – Consultation Response

<b>Planning Reference:</b>	<b>Application</b>	DC/19/05624
<b>Site:</b>		Land West of Vicarage, Vicarage Lane, Wherstead
<b>Proposal:</b>		Outline Planning Application. (Access to be considered) Erection of new commercial buildings providing up to 10,625sqm B1/B2 floorspace and up to 625sqm of A1/A3 floorspace, with associated access connecting the site with the A137, parking, landscaping, SUDS and amenity area.
<b>Prepared by:</b>		B&MSDC Strategic Planning Policy
<b>Date:</b>		28/07/2020

### Comments

We are only commenting on the land use principle of development in responding to this application in regard to the impact on the employment land supply.

The site is located on an area of land not identified for development within the adopted Babergh Core Strategy (2014) and the adopted Babergh Local Plan (2006) and there are no policy-led proposals to bring this site forward.

We object to the proposed development under planning application DC/19/05624 as this would undermine the district wide approach to employment provision. There is no demonstrable evidence provided through the application of deliverable employment benefits. This could impact on the deliverability and sustainability of sites in current employment use across the District (some of which are permitted but yet to be developed).

It is important that we safeguard existing employment sites within Babergh District whilst acknowledging the National Planning Policy Framework's approach to building a strong and competitive economy. The National Planning Policy Framework is clear that in supporting economic growth and productivity, we need to take into account both local business needs and wider opportunities for development. This proposal does not demonstrate how it supports local business needs in the context of employment development in the wider area.

If this proposal were to be approved any application will need to ensure the appropriate highway improvements are secured in liaison with Suffolk County Council as highway authority and Highways England as well as detailed travel planning in accordance with Suffolk County Council's advice.