

## Planning Application – Consultation Response

<b>Planning Reference:</b>	<b>Application</b>	DC/19/05093
<b>Site:</b>	Land to the North and East of Bobbits Lane, Wherstead	
<b>Proposal:</b>	Outline planning application (some matters reserved - access to be considered) - Commercial development for flexible employment use [to enable changes in accordance with Part 3 Class V of the Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended)] within use classes B1c (Business- light Industry appropriate in a residential area), B2 (General Industry) and B8 (Storage and Distribution) of the Town and Country Planning (Use Classes) Order 1987 as amended.	
<b>Prepared by:</b>	B&MSDC Strategic Planning Policy	
<b>Date:</b>	13/07/2020 <u>updated 28/07/2020</u>	

### Comments

We are only commenting on the land use principle of development in responding to this application, in regard to 1) the current policy status of the site and 2) 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). When there was a proposal for a park and ride site, which is no longer being pursued, this site had been allocated in 2006 (Babergh Local Plan) to accommodate that proposal, however this is no longer required and there are no policy-led proposals to bring this site forward, and the adopted Babergh Local Plan (2006).

We object to the proposed development under planning application DC/19/05093 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), without demonstrable benefits. There are allocated greenfield employment sites nearby along the A14 corridor in Babergh District which have the benefit of planning permission and are yet to come forward for development.

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 including improvements to A14 junction 56 at Wherstead, in liaison with Suffolk County Council as highway authority and Highways England and as detailed in the Highways England response as well as detailed travel planning in accordance with Suffolk County Council's advice.