

Committee Report

Item No: 6A

Reference: DC/21/01073

Case Officer: Jasmine Whyard

Ward: Orwell.

Ward Member/s: Cllr Jane Gould.

RECOMMENDATION – GRANT RESERVED MATTERS SUBJECT TO CONDITIONS

Description of Development

Submission of details under Reserved Matters following approval of DC/19/05093 – Appearance, Layout, Landscaping, and Scale for 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.

Location

Land To The North And East Of, Bobbits Lane, Wherstead, Suffolk

Expiry Date: 26/08/2021

Application Type: RES - Reserved Matters

Development Type: Major Large Scale - Manu/Ind/Storg/Wareh

Applicant: Pigeon (Wherstead) Ltd c/o Pigeon Investment Management Ltd

Agent: Russel Gray (Woods Hardwick)

Parish: Wherstead

Site Area: 8.04 hectares

Details of Previous Committee / Resolutions and any member site visit: None

Has a Committee Call In request been received from a Council Member: No

Has the application been subject to Pre-Application Advice: No

PART ONE – REASON FOR REFERENCE TO COMMITTEE

The application is referred to committee for the following reason/s:

- i) As per the Scheme of Delegation the application is of a scale which exceeds the threshold for delegated authority as it is for “the erection of any industrial building/s with a gross floor space exceeding 3,750sqm”.
- ii)

PART TWO – POLICIES AND CONSULTATION SUMMARY

Summary of Policies

The following policies are considered the most important to the determination of this proposal. The policies are all contained within the adopted development plan for Babergh District which is comprised of: Babergh Core Strategy (2014) and Babergh Local Plan Alteration No.2 (2006), specifically the 'saved policies' (2009 but deemed to still be 'live' in 2016). All Policies are afforded full weight in the determination process as they are, *inter alia*, considered wholly consistent with the policies of the NPPF (having regard to paragraph 219 of that document).

- **Babergh Core Strategy (2014)**

CS01 - Applying the presumption in Favour of Sustainable Development in Babergh
CS15 - Implementing Sustainable Development

- **'Saved policies' (2009) of Babergh Local Plan Alteration No.2 (2006)**

CN01- Design Standards
CR07- Landscaping Schemes
CR08- Hedgerows
EM08 - Warehousing & Distribution
EN22 - Light Pollution - Outdoor Lighting
TP15 - Parking Standards - New Development

The National Planning Policy Framework

The National Planning Policy Framework (NPPF) 2021 contains the Government's planning policies for England and sets out how these are expected to be applied. Planning law continues to require that applications for planning permission are determined in accordance with the development plan unless material considerations indicate otherwise. The policies contained within the NPPF are a material consideration and should be taken into account for decision-taking purposes.

Particularly relevant elements of the NPPF include:

Chapter 2: Achieving Sustainable Development
Chapter 4: Decision-Making
Chapter 6: Building a Strong, Competitive Economy
Chapter 12: Achieving Well-Designed Places
Chapter 14: Meeting the Challenge of Climate Change, Flooding and Coastal Change
Chapter 15: Conserving and Enhancing the Natural Environment

- **Other Considerations**

Suffolk County Council- Suffolk's Guidance for Parking (2014 updated 2019)

The National Planning Practice Guidance (NPPG) provides guidance and advice on procedure rather than explicit policy; however, it has been taken into account in reaching the recommendation made on this application.

Neighbourhood Plan Status

This application site is within a Neighbourhood Plan Area; however this plan is in its very early stages (Regulation 5) and as such only the area has been designated for a Neighbourhood Plan. There is currently no draft plan available to view.

Consultations and Representations

During the course of the application Consultation and Representations from third parties have been received. These are summarised below.

A: Summary of Consultations:

National Consultee

- **Environment Agency**

No objection as no infiltration SuDS are proposed.

- **Suffolk Constabulary**

Recommend several measures relating to security, signage, fencing and the construction of buildings to design out crime.

- **East Suffolk Drainage Board**

No objection but notes that the applicant intends to discharge surface water to a watercourse within watershed catchment of the Board. This discharge should be facilitated in accordance with technical standards to prevent flood risk increasing elsewhere.

- **Anglian Water**

No comment.

- **Highways England**

No objection.

- **Ipswich Borough Council**

As the site lies near to ecologically sensitive sites, biodiversity gains and sensitivity measures should be incorporated. The design and scale should be carefully considered as it is in a gateway location to Ipswich. The site should encourage users to sustainably travel. SuDS should be carefully considered. Opportunities to discourage misuse of the area by motorbikes should also be included where possible.

- **Natural England**

No comment.

- **British Horse Society**

No objection in principle but it is likely that the PROW will suffer a loss of amenity.

- **Historic England**

No comment.

County Council Responses

- **SCC Highway Authority**

No objection. Recommend conditions on the submission of details for cycle storage and spaces, electric vehicle charging points.

- **SCC Public Rights of Way**

No comment.

- **AONB**

No objection following appropriate amendments to the colour scheme of the buildings.

- **SCC Archaeology**

No objection, relevant conditions were imposed on the Outline Permission.

- **SCC Floods and Water**

Recommend approval.

- **SCC Developers Contributions**

No comment as the County Council's infrastructure mitigation is covered by BDC's CIL.

- **SCC Fire and Rescue**

No objection as condition 29 of the Outline Permission ensures fire hydrants are provided.

- **SCC Travel Plan**

No objection as condition 19 on the Outline Permission requires the submission of a site-wide Travel Plan.

Internal Consultee Responses

- **Place Services Ecology**

No objection. Support the inclusion of native species in the woodland buffer and the overall soft landscaping approach which will deliver biodiversity net gains.

- **Place Services Landscaping**

No objection to the proposed landscaping scheme and support the amendments made to the colour scheme of the buildings.

- **Economic Development and Regeneration**

Support the application as it will bring new business to the area and enable future growth of existing businesses. The proposal will generate significant employment. The proposal will likely prove sustainable based on transport links, deliverability and access to workforce.

- **Environmental Health- Sustainability**

No objection having reviewed the applicant's proposals for A rated EPC, fabric first approach, air tightness better than building regulations, low carbon heat measures, PV generation and post construction commissioning in the form of thermographic survey, as secured via condition 28 of the outline which is being discharged via application DC/21/03797.

- **Environmental Health- Air Quality**

No comment.

- **Environmental Health- Land Contamination**

No comment.

- **Environmental Health- Noise, Light, Odour and Smoke**

No objection however condition 32 on the outline requires a noise assessment to be conducted prior to first occupation.

- **Heritage**

No comment.

- **Public Realm**

No comment.

Parish Council

- **Wherstead Parish Council**

No objection but raise two areas of concern for clarification which relate to 1- surface water drainage should be appropriately designed to prevent exacerbating existing flooding issues within the village, 2- electric vehicle charging points should be included on site.

B: Representations

At the time of writing this report at least 1 letters/emails/online comment has been received. It is the officer opinion that this represents 1 objection. A verbal update shall be provided as necessary.

Views are summarised below:-

- Fear of crime
- Increase in anti-social behaviour
- Proposals do not include means to block off site to prevent offences occurring

(Note: All individual representations are counted and considered. Repeated and/or additional communication from a single individual will be counted as one representation.)

PLANNING HISTORY

REF: DC/19/02798

Planning Application. Development of roadside services, including 1no. petrol filling station (Sui Generis) 1no. drive through

DECISION: GTD
28.09.2020

CLASSIFICATION: Official

restaurant (Class A3 / A5) associated infrastructure and landscaping works.

REF: DC/19/03435	Application for Advertisement Consent - Installation of 1No. freestanding 12m illuminated totem sign	DECISION: WDN 20.09.2019
REF: DC/19/03436	Application for Advertisement Consent - Erection of signage including 1No. banner unit, 21No. dot signs and 4No. digital screens	DECISION: WDN 20.09.2019
REF: DC/19/03440	Application for Advertisement Consent - Installation of 6No. fascia illuminated signs, 3No. booth lettering and 1no. McDelivery Signage	DECISION: WDN 20.09.2019
REF: DC/19/03451	Planning Application - Installation of 2no. digital Customer Order Displays (COD) with associated overhead Canopies, a Goal Post height restrictor, 2 no. (Gas and Electric) kiosks and a play frame	DECISION: WDN 20.09.2019
REF: DC/19/05093	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.	DECISION: GTD 28.09.2020
REF: DC/20/00833	Application for Advertisement Consent. Installation of 6no fascia signs and 3no booth lettering.	DECISION: WDN 30.07.2020
REF: DC/20/00834	Application for Advertisement Consent. Installation of 1no freestanding Totem Sign	DECISION: WDN 30.07.2020
REF: DC/20/00835	Application for Advertisement Consent. Site signage including 4no freestanding signs, 2no banners, 1no Play Land sign and 27no dot signs.	DECISION: GTD 02.10.2020
REF: DC/20/00836	Planning Application. Installation of 2no digital Customer Order Displays (COD) with associated overhead Canopies, a Goal Post height restrictor, 2no kiosks (Gas and	DECISION: GTD 02.10.2020

Electric) and a play frame on the patio including associated works to the site.

REF: DC/21/01075	Discharge of Conditions Application for DC/19/05093- Condition 5 (Surface Water Drainage Scheme)	DECISION: PGR 30.04.2021
REF: DC/21/01079	Discharge of Conditions Application for DC/19/05093- Condition 7 (Hard and Soft Landscaping Scheme)	DECISION: GTD 20.04.2021
REF: DC/21/01281	Discharge of Conditions Application for DC/19/05093- Condition 18 (External Lighting), Condition 23 (Biodiversity Enhancement Strategy), Condition 24 (Landscape and Ecological Management Plan) and Condition 25 (Wildlife Sensitive Lighting Design Scheme)	DECISION: PCO
REF: DC/21/02351	Application under Section 73 of the Town and Country Planning Act - Variation of Condition 12 (Access) of Outline Planning Permission DC/19/05093 dated: 28/09/2020 - 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.	DECISION: PCO
REF: DC/21/02352	Application under Section 73 of the Town and Country Planning Act - Variation of Condition 3 (Access Road Construction) of Planning Permission DC/19/02798 Dated: 28/09/2020 - Development of roadside services, including 1no. petrol filling station (Sui Generis) 1no. drive through restaurant (Class A3 / A5) associated infrastructure and landscaping works.	DECISION: PCO
REF: DC/21/03612	Discharge of Conditions Application for DC/19/05093 - Condition 9 (Landscape Management Plan) and Condition 29 (Fire Hydrant Provision)	DECISION: PCO

PART THREE – ASSESSMENT OF APPLICATION

1.0 The Site and Surroundings

- 1.1. The site extends 8.04 hectares and is located wholly within the parish of Wherstead, within the Ipswich Fringe area and follows Outline Permission for commercial development and highways works being granted for the site under application reference DC/19/05093. The site's southern boundary runs parallel with the associated application site (DC/19/02798) which was approved in 2020 for the creation of a petrol filling station and drive-thru restaurant with the same highways works as approved under DC/19/05093. The site is located just off of the A14 northwards of Junction 56. The site's eastern boundary runs adjacent to the A137.
- 1.2. Junction 56 is currently served by teardrop-shaped roundabouts either side of the A14, which form part of the application site, the northern teardrop-shaped roundabout is closest to the employment land being considered under this application.
- 1.3. The site splits across two fields, both of which are defined as having an agricultural use falling within a grade 3 agricultural land classification (good to moderate quality). There is further agricultural land located north and a sandpit culvert located west beyond a wooded area.
- 1.4. The application site gradually falls in level towards the northern portion. The site is more visible along the A137 upon the approach when travelling southbound than northbound.
- 1.5. The site is not within or adjacent to any Conservation Area and there are no designated heritage assets within it. There are several listed buildings concentrated along The Street and Vicarage Lane, located approximately 450 metres south of the site, south of the A14. They are all Grade II listed buildings and include: No.1-2 Blacksmiths Cottage, No.1-2 School House, Birchtree Cottage, Garden Cottage, No.1-2 Corner Cottage, Wherstead Park and Park Farm House.
- 1.6. The site is not located within any designated landscape area including any Area of Outstanding Natural Beauty (AONB) or Special Landscape Area (SLA). However, it is of note that the site is located 200 metres west of the Suffolk Coasts and Heath AONB, from which it is separated by the A137/ A14. In respect of other designations, the site is also outside of any Site of Special Scientific Interest (SSSI), Air Quality Management Area (AQMA), Local Green Space, or Area of Visual/Recreational Amenity (AVRA). To the north-west of the site, approximately 740 metres away, are the Bobbits Lane and Millennium Wood Local Nature Reserves.
- 1.7. The heavily wooded area west, adjacent to the site, forms a natural boundary, this woodland is not protected by any designation or tree protection orders. As the site extends northwards, there is an increase in the density of hedgerows and trees along the eastern boundary, none of which are protected.

- 1.8. The site falls wholly within Flood Zone 1, where there is a very low probability (less than 1 in 1000 annually) of river or sea (fluvial) flooding. The existing nature of the land also means that, presently, the site is considered to be at low risk of surface water (pluvial) flooding.
- 1.9. There is a Public Right of Way (Bobbits Lane Bridleway) located approximately 100 metres south of the site. Bobbitts Lane Bridleway starts within Pinewood, accessed from Ellenbrook Road, and finishes by the A137. Another bridleway is located east of the site and runs along Bourne Hill, south of the Suffolk Leisure Park, on the opposite side of the A137 to the site.
- 1.10. The nearest dwellings are located 450 metres away, along The Street, on the southern side of the teardrop-shaped roundabouts at Junction 56. These dwellings are sporadically located along the Street and into Vicarage Lane. The nearest higher concentration of dwellings is located along Bourne Hill around 630 metres away from the site. This is adjacent to Klondyke Field, which is currently under construction for the creation of 75 dwellings.
- 1.11. The Suffolk Leisure Park, Blue Cross Rehoming Centre and Best Behaviour Dog Training are located directly east and south-east of the site, on the opposite side of the A137.

2.0 The Proposal

- 2.1. The proposed development seeks approval of appearance, layout, landscaping and scale of commercial development which form the “reserved matters” for the Outline permission (DC/19/05093), which solely considered the principle and access.
- 2.2. Whilst the Outline permission enables the buildings to be used for B1c), B2 and B8 uses, this was to enable flexibility for any end users. The final design of the buildings is, however, reflective of typical B8 uses that have been required by future occupants following the grant of the Outline permission. There would be four buildings in total, with associated parking provision for cars and HGVs. Landscaping is proposed around the boundaries of the site, alongside an attenuation basin and swale to the north of the site.
- 2.3. The proposed development includes connections to the previously approved roundabout improvements that connect Junction 56 of the A14 to the A137 as per the Outline permission. The technical detail of the roundabout improvements and the 40mph Traffic Regulation Order are currently being determined by the SCC Highway Authority via a Section 278 Agreement. This is separate consent, required outside of the planning system but was understood as part of the Outline permission.

3.0 The Principle of Development

- 3.1. Section 38(6) of the Planning and Compulsory Purchase Act 2004 requires that if regard is to be had to the development plan for the purpose of any determination to be made under the Planning Acts, then that determination must be made in accordance with the plan unless material considerations indicate otherwise.

- 3.2. The principle of development was previously established under Outline permission DC/19/05093 which approved
- 3.3. The determination of this proposal thus lies with consideration on the acceptability of appearance, layout, landscaping and scale of the commercial development.
- 3.4. It is noted that several conditions on the Outline permission have been discharged already and several are pending discharge. Whilst there is some overlap between the matters covered by conditions and this application, with reference made to specific conditions in this report where relevant, such matters are nonetheless secured via condition and thus do not need to be reconsidered within this application.

For ease of reference the reserved matters application accords with condition 4 of the Outline which required the reserved matters to confirm with a layout plan submitted under the Outline permission.

Several conditions have already been formally discharged:

- (5) Surface Water Drainage Scheme DC/21/01075
- (7) Hard and Soft Landscaping DC/21/01079

The following Discharge of Conditions Applications have also been submitted and are pending determination at the time of writing this report:

- (9) Landscape Management Plan DC/21/03612
- (18) Lighting Details D/21/03612
- (23) Ecological Enhancements DC/21/01281
- (24) Landscape and Ecological Management Plan DC/21/01281
- (25) Ecological Lighting Details DC/21/01281
- (28) Sustainability Measures DC/21/03797
- (29) Provision of Fire Hydrants DC/21/03612

4.0 Site Access, Parking and Highway Safety Considerations

- 4.1. As stated under point 2.3, the access arrangements and traffic impact were assessed and approved under the Outline permission. This application solely looks at highways matters arising from the layout, appearance, landscaping and scale.
- 4.2. Highways England raised no objection to the proposal in relation to the highways impacts on the A14 and Junction 56 slip road.
- 4.3. The SCC Highway Authority raised no objection to the proposal as the site can be appropriately and safely used by pedestrians, cyclists, cars and HGVs. The parking spaces provided (155 spaces,

including 14 accessible spaces) surpasses the required provision for B8 units under SCC Parking Guidance. All the units are proposed to be in a B8 use, which is reflected through the design of the buildings and, whilst they could be used for B1c) and B2 uses, the probability of this occurring would be very low based on the building design constraints. Any alterations in the buildings to accommodate such a change of use would likely require further planning permission to alter the building and would have to be assessed afresh on their own merits.

- 4.4. The spine road feeds through into the main site and branches off to serve each of the four buildings. Footpaths run alongside the spine road for pedestrian movement.
- 4.5. Cycle shelters with Sheffield cycle racks are located within all four car park areas. Whilst the location of these are acceptable, the number of cycle spaces to be provided are not included within the application and these details can be secured by condition. Likewise electric vehicle charging points are to be accommodated on site; however, the specific detail of this provision is to be secured via condition. Timber bench seating areas will also be located within three of the car parks.

5.0 Design and Layout

- 5.1. Condition 4 on the outline permission required the proposals to be in general conformity with the indicative layout presented at the outline stage. The proposed design has broadly followed this but has reduced the number of units down from five to four, slightly increasing the overall floorspace to 20,312 square metres to enable the incorporation of ancillary office space. However, this has not resulted in significant increases in the overall footprint and cover of the buildings, but rather has resulted from increasing internalised floor space. Overall, this creates a looser built form and enables adequate landscaping areas within the site. All four units are designed to be B8 units suitable for storage and distribution and their design is reflective of this functionality.
- 5.2. Unit A extends across three floors measuring 14.319 metres to the eaves and 16.238 metres to the ridge. Units B, C and D all extend over two floors. Unit B measures 14.257 metres to the eaves and 16.234 metres to the ridge. Unit C measures 14.325 metres to the eaves and 16.262 metres to the ridge. Unit D is the smallest unit and measures 12.5 metres to the eaves and 14.85 metres to the ridge. All buildings would have pitched roofs.
- 5.3. The buildings would be constructed from brickwork plinth, predominantly vertical cladding with horizontal accent cladding, a high-level feature band, curtain wall glazing, roller shutter doors and fire escape doors. The buildings will be in a satin finish and coloured in a mixture of dark grey, light grey and dark blue. The brickwork plinth is proposed to be constructed from Staffordshire blue brick. Whilst the site is outside of the AONB, the colours have been chosen to respond to and respect the Suffolk Coast and Heaths AONB, with particular attention to the Estate Farmland Character Area as the closest character area to the site. All condenser compounds will be enclosed by metal louvre panels to reduce their visual and functional appearance.
- 5.4. Condition 28 of the Outline permission secures a scheme of sustainability measures which must be submitted to, and approved by, the Local Planning Authority. A Discharge of Conditions Application has been submitted to this end under the reference DC/21/03797. Whilst this is pending discharge

at the time of writing this report, the following sustainability measures have been included and are supported by the Council's Sustainability Officer:

- The construction values and energy strategy of the development will ensure the development achieves an "A" rated Energy Performance Certificate (EPC).
- Considerate Contractor Scheme - The appointed contractor(s) shall be required to register the development with the Considerate Constructor Scheme (CCS) and manage the construction site impacts in accordance with the CCS site management requirements.
- A "fabric first" approach shall be applied to the development. Working closely with both the main contractor and cladding specialists to provide high insulated and well-constructed buildings which shall achieve an air test result that is circa a 70% improvement on Building Regulation requirements. A Thermographic survey shall be undertaken post completion as part of the overall commissioning procedure.
- Energy saving strategies include the incorporation of 10-15% roof lights to industrial buildings, low energy LED lighting with automated presence and daylight sensor controls and natural or mechanical ventilation with heat recovery systems. Renewable technologies are included in the design in the form of air source heat pump heating, with beneficial cooling (to office areas within the buildings) and photo voltaic panels providing on-site energy generation
- External lighting for the development will utilise LED technology. The luminaires design shall prevent upward light. Back shields will also be installed as required to prevent nuisance reverse light spill. Controls shall ensure the external lighting is not on during daylight hours and shall be switched during prescribed night-time hours. Such external lighting shall also be assessed and approved under Discharge of Conditions applications DC/21/01281 relating to conditions 18 and 25 of the Outline permission.
- Provision for electrical vehicle charging points shall be provided with details secured via condition on these reserved matters application.
- Cycle storage shall be provided, with details secured via condition on this reserved matters application.
- Water saving devices implemented on all schemes shall include isolating solenoid valves on cold water supplies, low water-use sanitary ware and water leak detection and alarm systems.

5.5. The development would, therefore, accord with Core Strategy policy CS15, Local Plan policies CN01 and CN04 and paragraphs 8 and 130 of the NPPF.

6.0 Landscape Impact, Trees, Ecology, Biodiversity and Protected Species

6.1. Within the adjacent northern field, which is to remain undeveloped and planted to bring forward biodiversity enhancements, there would be a woodland buffer retained between the northern area of the commercial development and, sustainable drainage in the form of an attenuation basin and swale. The northern field is to incorporate low-level mounding to attract invertebrates and planted with meadow, long grass and wetland mixes to achieve a net gain in biodiversity. Bare/ disturbed ground to the banks south of the attenuation basin would provide informal access tracks for maintenance (secured by access gate). These measures are supported by Place Services Ecology.

- 6.2. Within the main commercial development, hardstanding and built form is broken up by car park trees, with a native buffer screen along the eastern boundary to screen the units. The buildings themselves would be appropriately coloured to the satisfaction of Place Services Landscaping and the AONB Officer to ensure the buildings blend into the landscape so far as possible.
- 6.3. A scheme of biodiversity enhancement measures is secured via condition 23 on the Outline permission. A Discharge of Conditions Application has been submitted under DC/21/01281 with details relating to condition 23, which has yet to be discharged at the time of writing, but is supported by Place Services Ecology and proposes the following measures:
- Comprehensive landscaping scheme
 - Native woodland buffer planting and hedgerows along site boundaries
 - Amenity trees within the site
 - 4.3 hectares of additional planting to encourage biodiversity in the northern area of the site where the attenuation basin is located- including scrub planting (dormouse habitat), species rich meadow (pollinators), kestrel boxes, wetland meadow/ wetland planting within attenuation basin.
 - All measures to be subject to ongoing management as per condition 24 (Landscape and Ecological Management Plan)
- 6.4. The proposed landscaping and biodiversity gains would accord with Core Strategy policy CS15, Local Plan policy CR07 and paragraphs 131 and 174 of the NPPF.

7.0 Land Contamination, Flood Risk, Drainage and Waste

- 7.1. Land contamination issues were dealt with under the Outline permission as confirmed by the Council's Environmental Health Team.
- 7.2. The site is to be connected to the mains sewer as agreed at Outline, in which Anglian Water confirmed it had capacity for the discharge of foul water from the site.
- 7.3. SCC Floods and Water and the Environment Agency raised no objection to these reserved matters and thus are satisfied that the proposed measures and strategy for surface water drainage would adequately deal with surface water on site and would prevent increasing pluvial flood risk elsewhere. Moreover, condition 5 was formally discharged under DC/21/01075 which agreed a surface water drainage scheme.

8.0 Impact on Residential Amenity

- 8.1. By way of location and separation distances from nearby dwellings there would be no detrimental impact on amenity. Specific lighting controls, as detailed under point 5.6, would reduce and mitigate against any undue light pollution within the locality arising from the development.

9.0 Parish Council Comments

- 9.1. Wherstead Parish Council raised concerns relating to the security and design of the site noting current issues with illegal motorcycling along the nearby bridleway (Bobbits Lane) and the approved petrol filling station and drive-thru (DC/19/02798) adjacent to the site. Whilst some of these measures (such as ANPR and security management) are not strictly planning matters, these issues were raised with the applicant and amendments have been made so far as reasonably practicable in design terms to prevent the use of the site in an anti-social manner in accordance with Local Plan policy CN04 and paragraph 130 of the NPPF. Such measures include the erection of entrance barriers across the parking areas serving the buildings, erection of secure access gate and fencing off of the A137 to the northern field where the attenuation basin would be created, securing the western boundary of the site adjacent to the woodland, installation of ANPR, installation of deterrent signage and the use of a site-wide security management company. All perimeter fencing will be to approved 'Secure by Design' standard. These measures fully comply with, and exceed, the recommendations of Suffolk Constabulary. A condition is recommended to ensure these preventative security measures are in place prior to the first use of the site, and the scheme is not considered to give rise to any concerns relating to crime and anti-social behaviour.
- 9.2. Wherstead Parish Council recommended a barrier be installed to the front of the site across the spine road. This has since been acknowledged as being unfeasible, based on highway safety considerations (and following discussions with SCC Highways and Highways England), whereby HGVs could end up queuing back along the Spine Road onto the A14 and A137, whilst simultaneously causing congestion in the adjacent site where the petrol filling station and takeaway restaurant have been approved.

PART FOUR – CONCLUSION

10.0 Planning Balance and Conclusion

- 10.1. The proposed reserved matters for this commercial development are the first step to the delivery of both significant highways' improvements (secured at Outline) and commercial development within this sustainable location along the A14 corridor on the Ipswich Fringe. Your Officers feel that these reserved matters have responded to both the commercial functionality needed on site to appeal to occupants/ businesses, as well as presenting a sympathetic appearance, layout, landscaping and scale in relation to the surroundings.
- 10.2. This Reserved Matters Application accords with the 'basket of policies' of the Development Plan and the aims of the NPPF in achieving sustainable development, supporting the conditions for a strong and healthy economy and delivering high-quality design and landscaping.
- 10.3. The application complies with the Development Plan viewed as a whole. There are no material considerations which indicate a decision should be taken other than in accordance with the plan.

RECOMMENDATION

That authority be delegated to the Chief Planning Officer to GRANT reserved matters, including the the following conditions:-

- Approved plans
- Submission of details of cycle storage and spaces
- Submission of details of electric vehicle charging points
- Security measures implemented prior to first use of the site as shown on plan. Details of security management company to be submitted to LPA.

Informatives

- East Suffolk Drainage Board comments
- SCC Floods and Water informatives
- Reserved matters should be read in conjunction with the Outline, including all conditions