



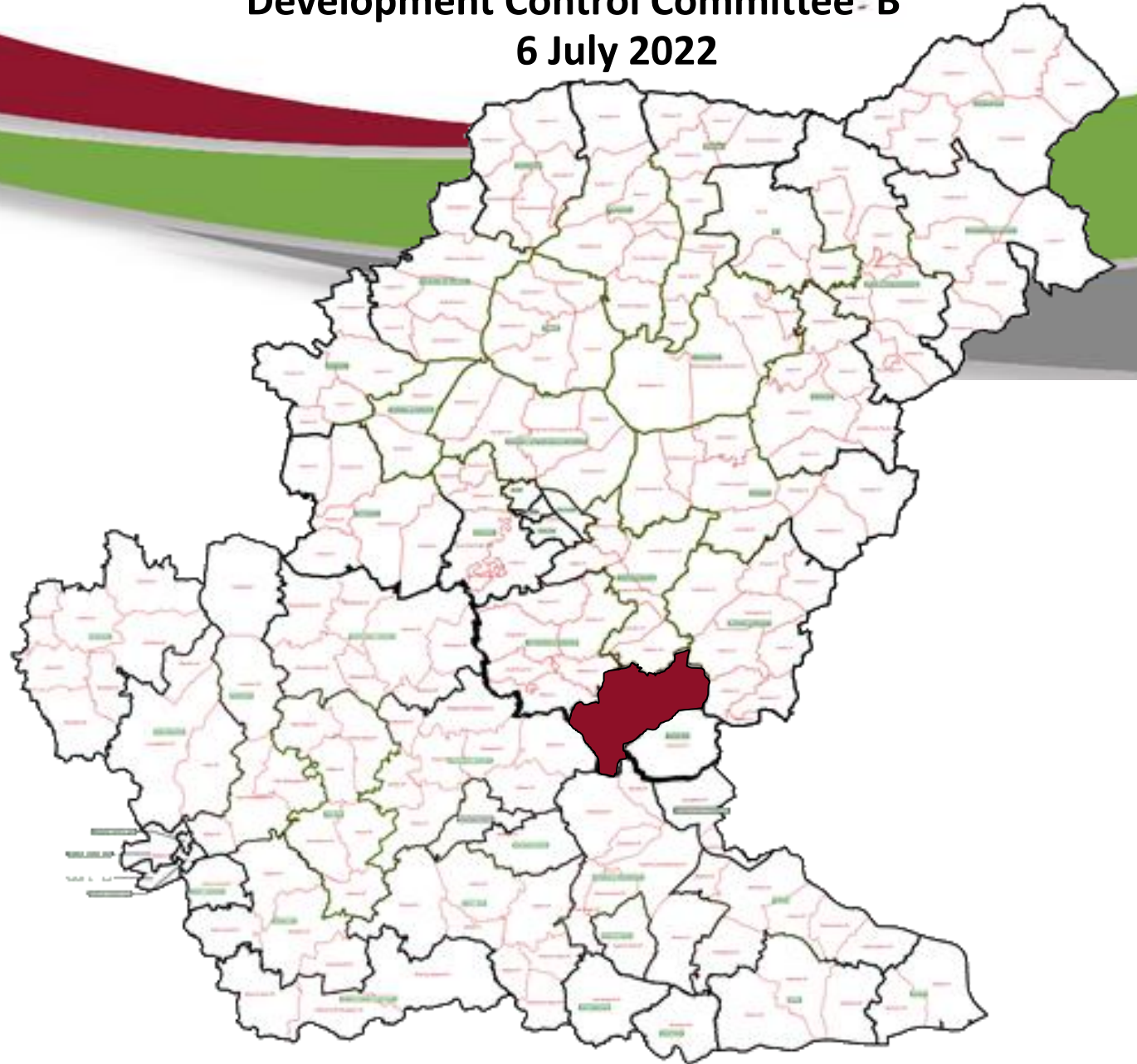
Development Control Committee 'B'
6 July 2022

Application No:
DC/22/00661

Address:
Land Adj Port One Business and Logistics Park
Blackacre Hill
Bramford Road
GREAT BLAKENHAM
Suffolk IP6 0RL

Proposal:
Reserved Matters.
(Appearance, Layout, Scale & Landscaping
to be considered)

Details of units 7, 8, 9 and 10





This presentation is designed to provide illustration and must be considered in conjunction with the associated report, representations and all other material planning considerations

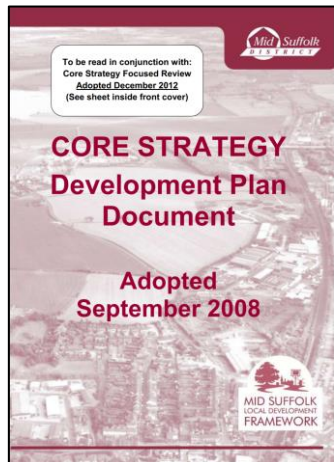


GREAT BLAKENHAM

is a

Key Service Centre

“The majority of new development (including retail, employment and housing allocations) will be directed to towns and key service centres....”









FREEPORT EAST

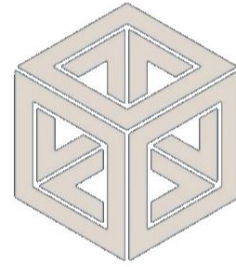
**Felixstowe
Gateway 14
Harwich**

A Global Freeport for a Global Britain

Freeport East is one of eight new Freeports in England announced by the Chancellor of the Exchequer on 3 March 2021. It will be a hub for global trade and national regeneration as well as creating a hotbed for innovation that will have impact across the UK.

With its unique global links and existing innovative sectoral clusters, Freeport East will attract inward international investment and drive domestic growth, propelling the country's economy forward.

Covering Britain's busiest container port, two major ferry ports and located close to the East Coast green energy cluster, Freeport East offers a unique combination of advantages to benefit traders, manufacturers and clean energy suppliers. It will create 13,500 new jobs and generate a Gross Value Added (GVA) of £5.5 billion over 10 years



PORT ONE

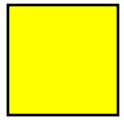
a Freeport East customs site

Businesses authorised by HMRC and operating inside designated customs sites in the Freeport can store or manufacture imported goods before exporting them again without paying the full tariff. Movements to and from the customs site will benefit from simplified customs procedures.

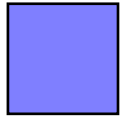
The Freeport East customs offer aims to make customs facilitations more accessible by providing the following:

- giving access to duty suspension, duty exemption on re-exports and flexibility on how duty is calculated
- through one combined Freeport East Customs Procedure, instead of multiple authorisations
- streamlining the processes for bringing goods into Freeport East customs sites, as well as between customs sites, and exporting them
- allowing the movement of goods in the procedure between customs sites and into other special procedures to
- fit the needs of business

Units completed or under construction



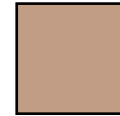
Unit 4
completed
& occupied



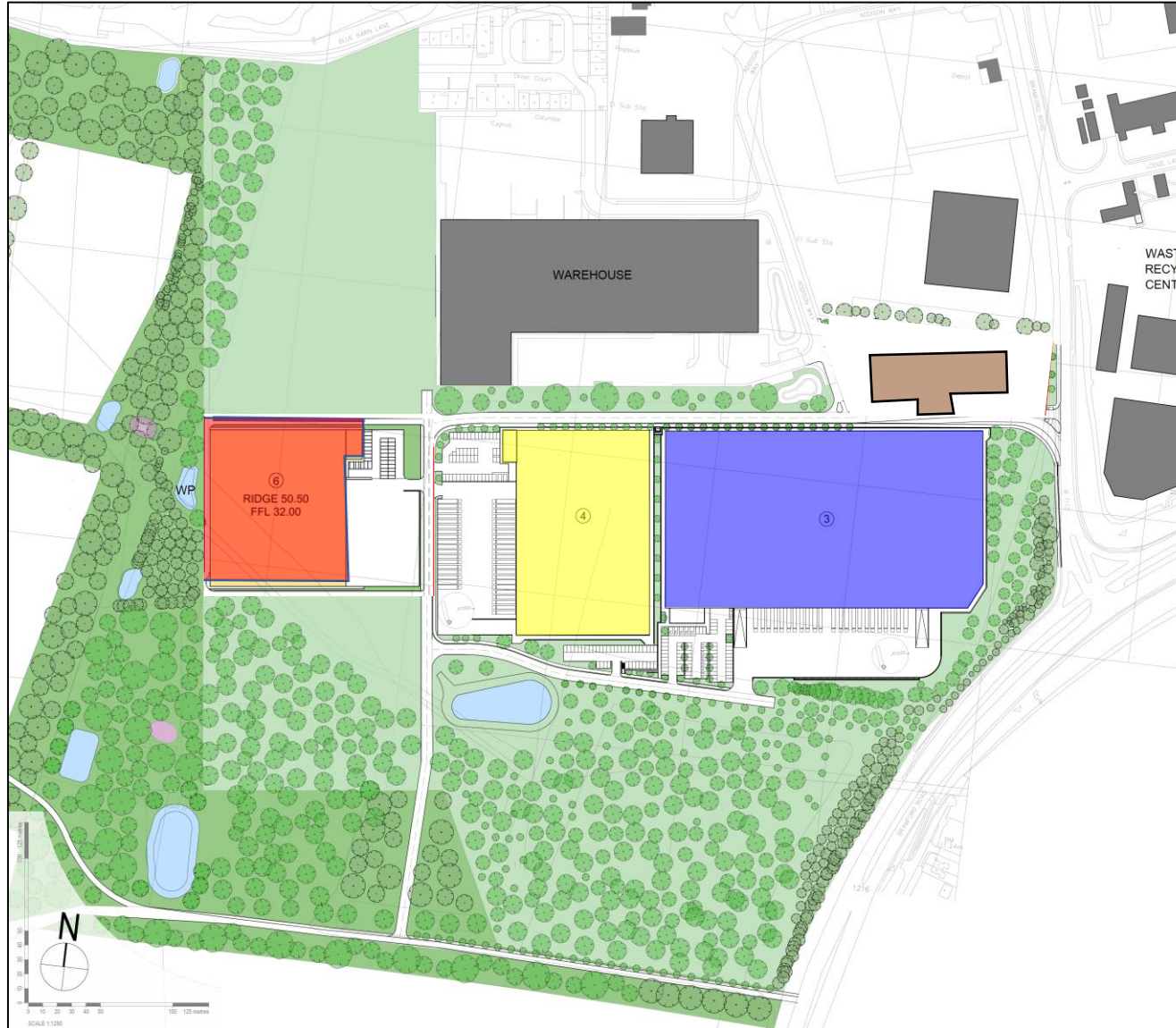
Unit 3
Under
construction
& let



Units 1&2
recently
approved

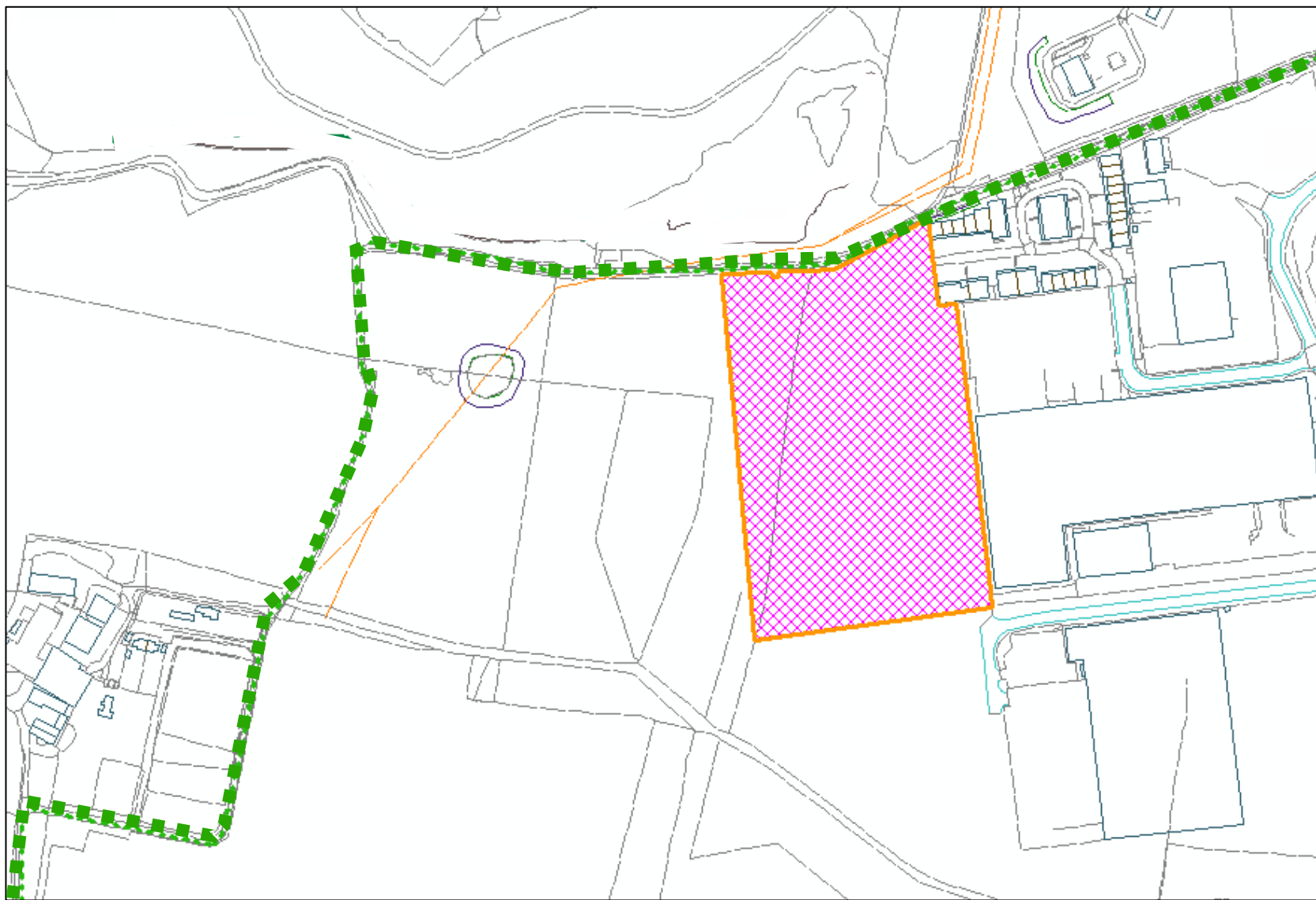


Unit 6
recently
approved

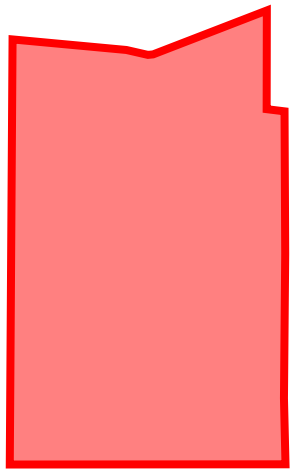
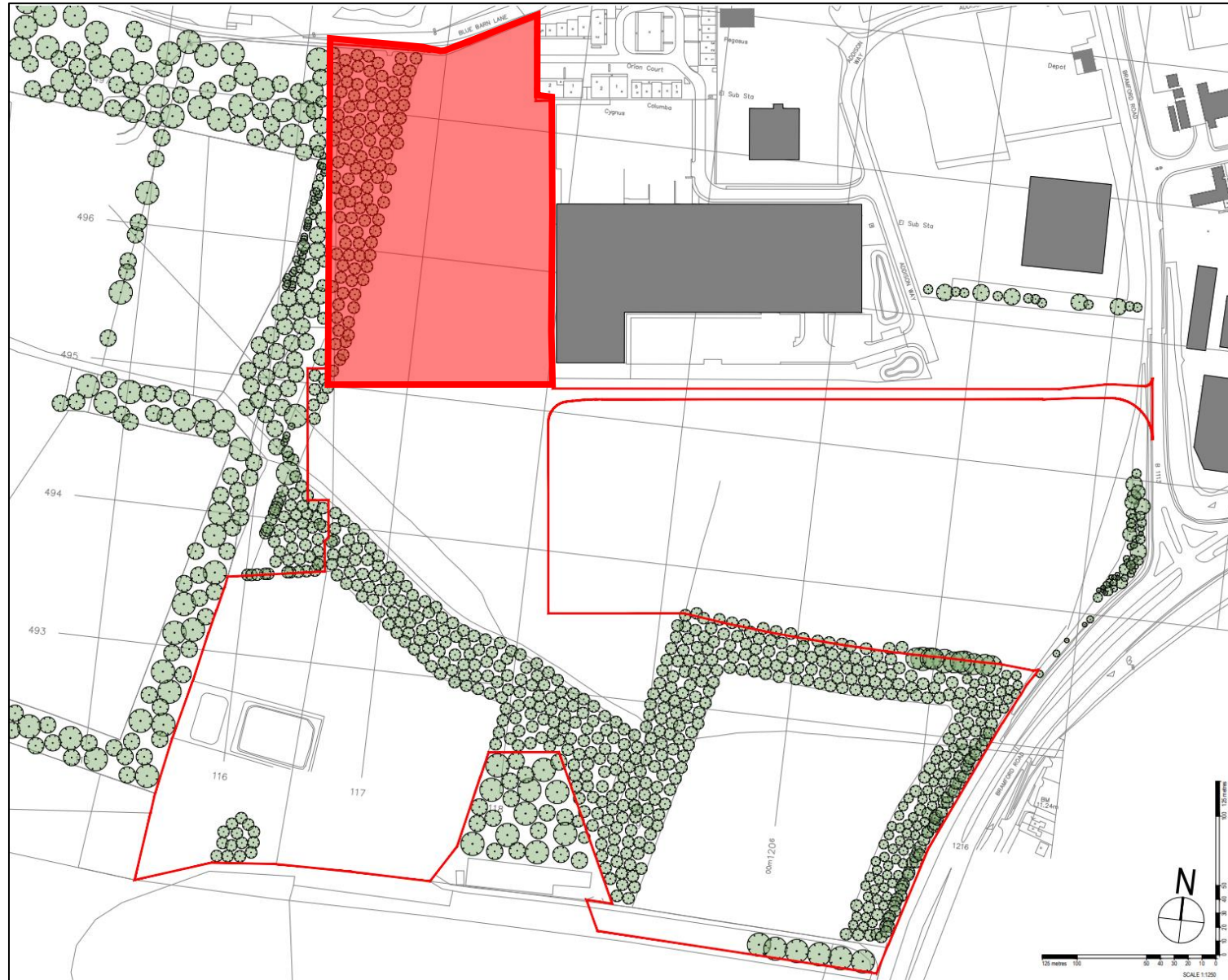


Constraints: Public Right of Way [PRoW]

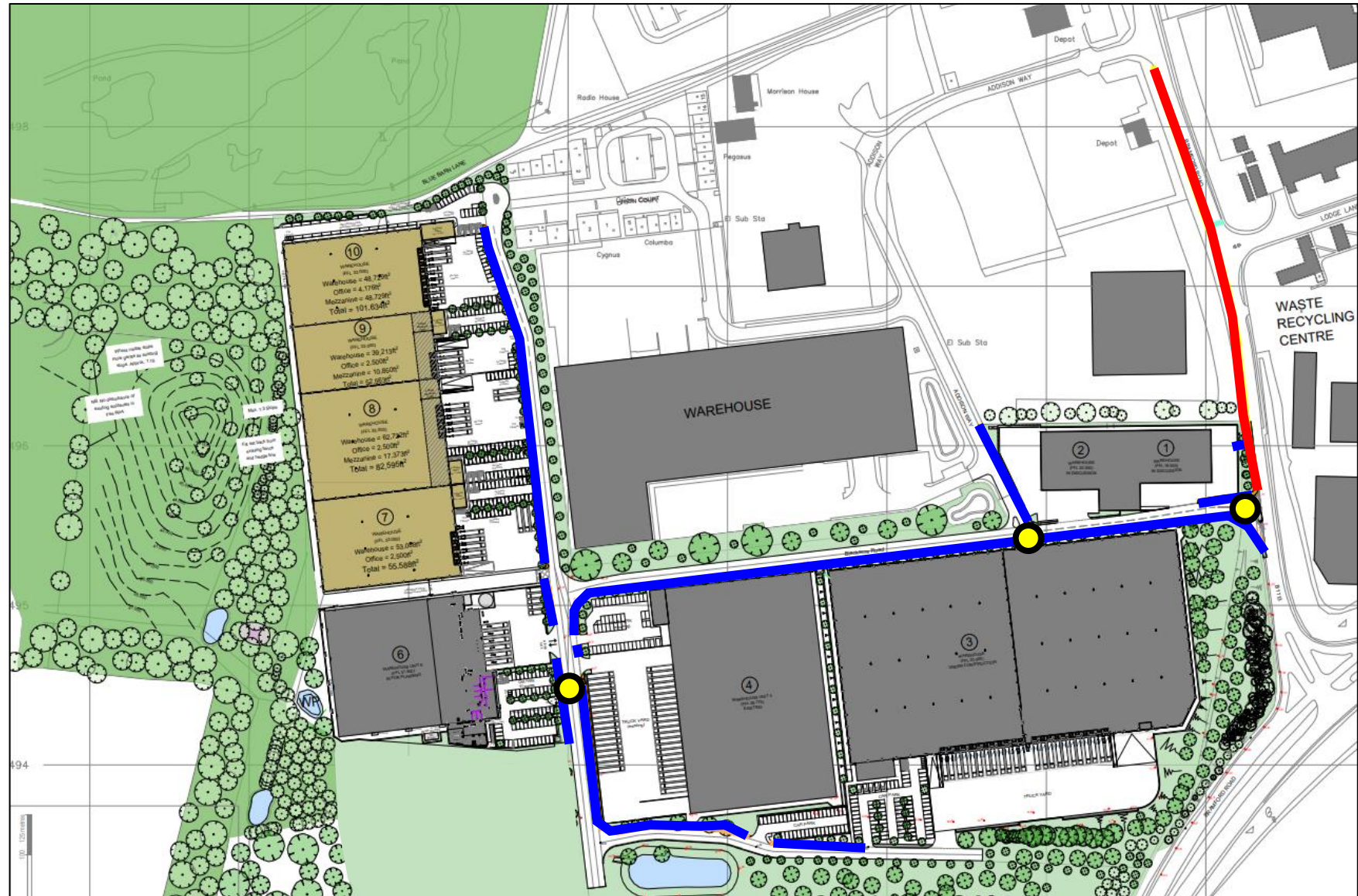
slide 7






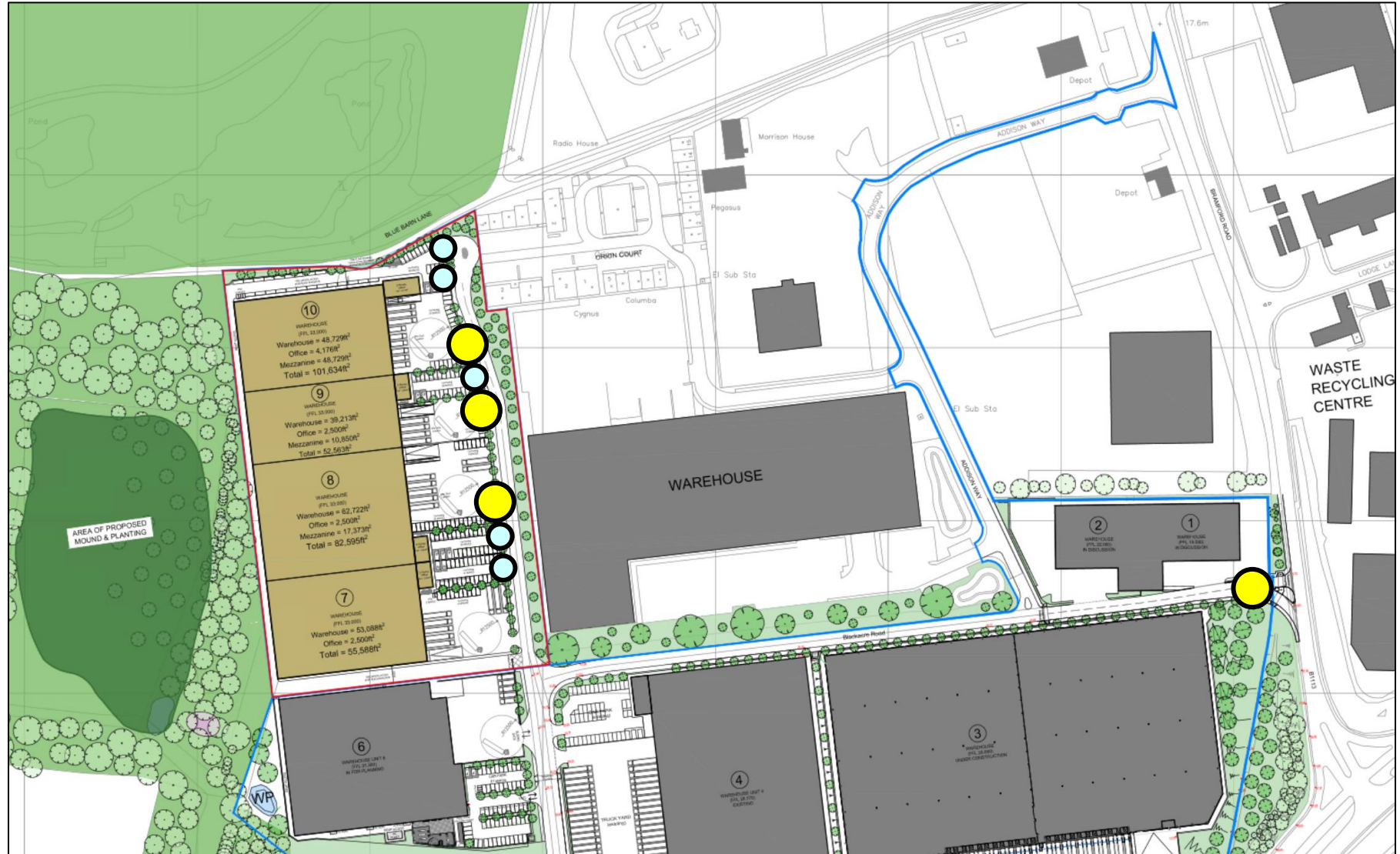
Outline permission red line area



Reserved Matters
red line area

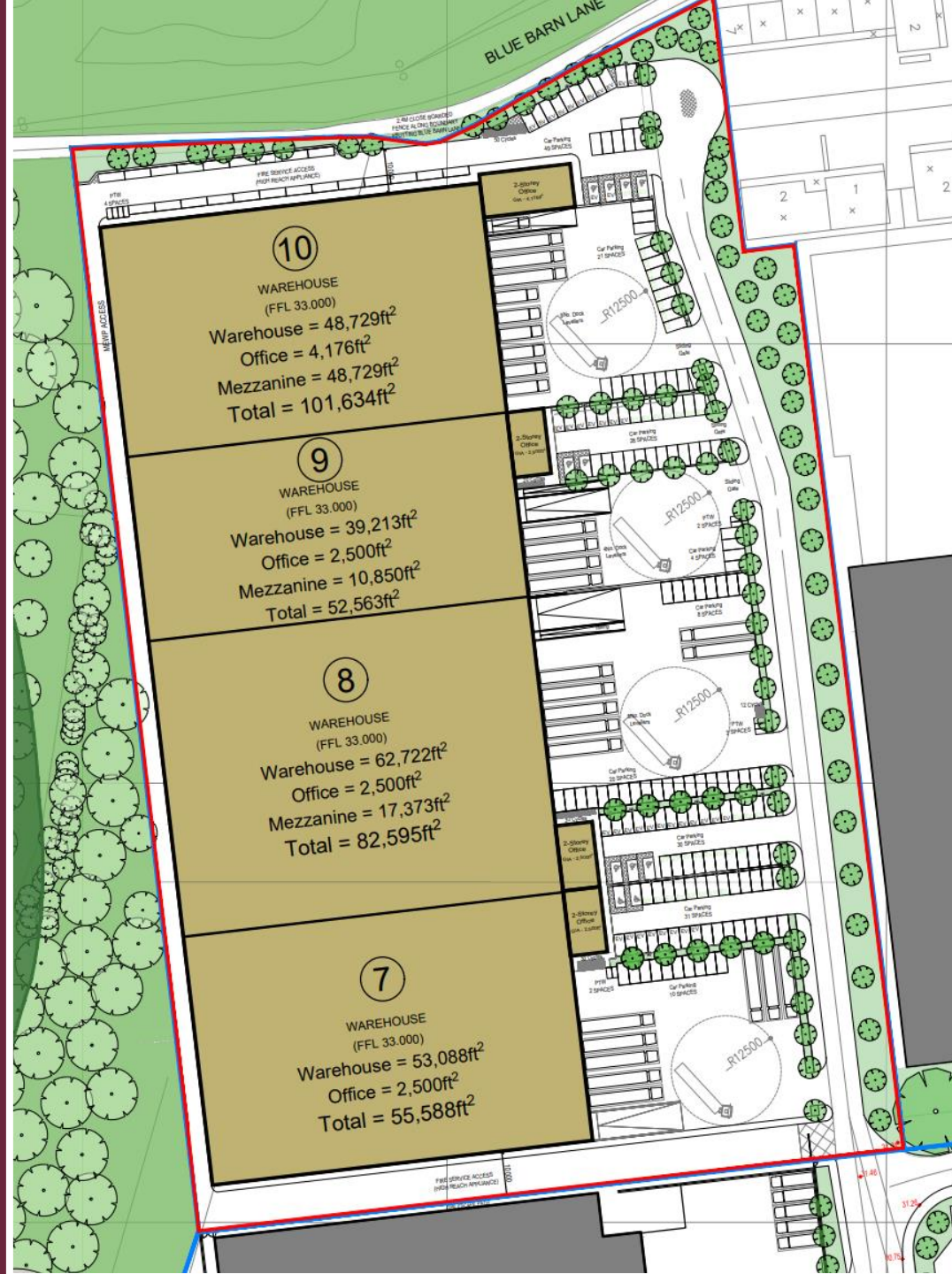


-  Denotes pedestrian/cycleways
-  New Cycleway Footpath
-  Estate Road Crossing

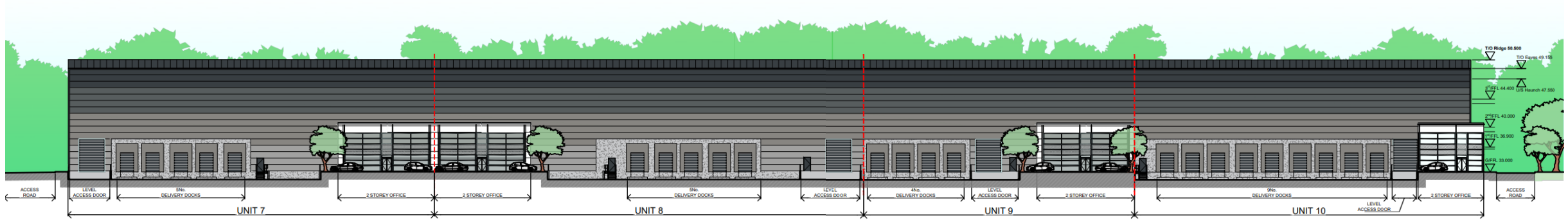


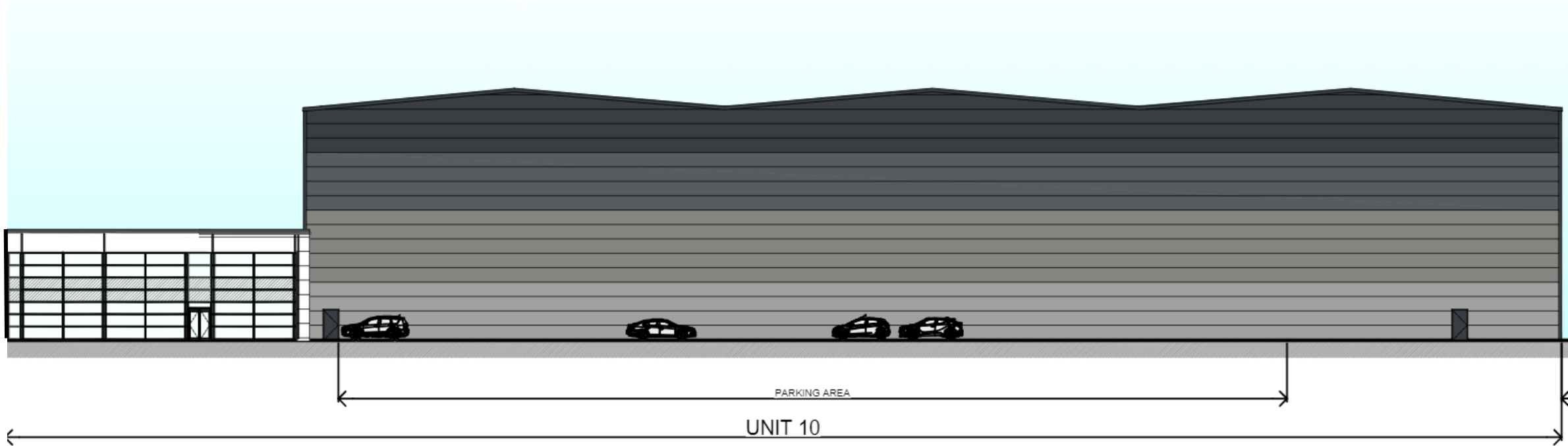


Layout



Front elevations





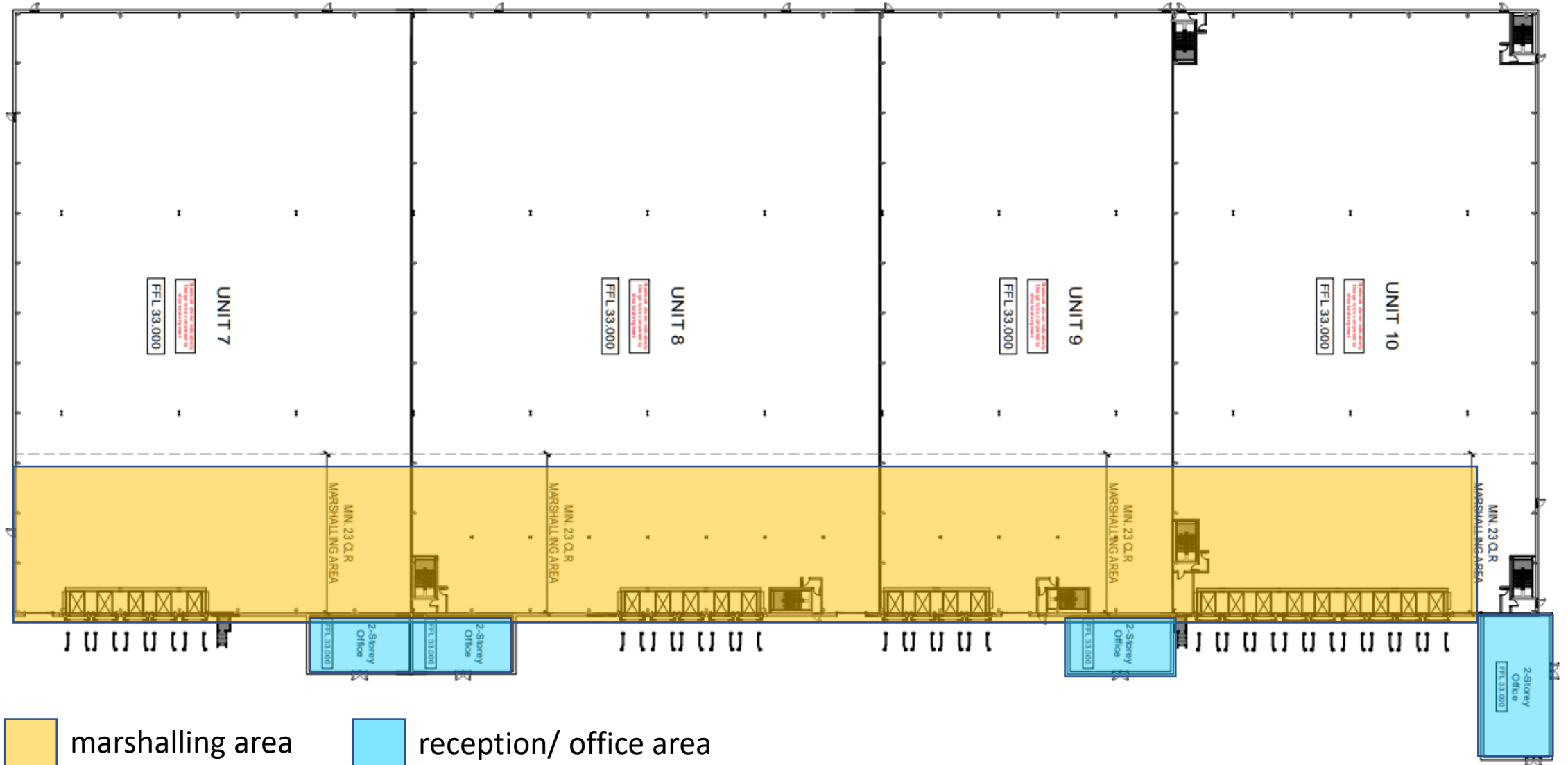
Cladding Colour



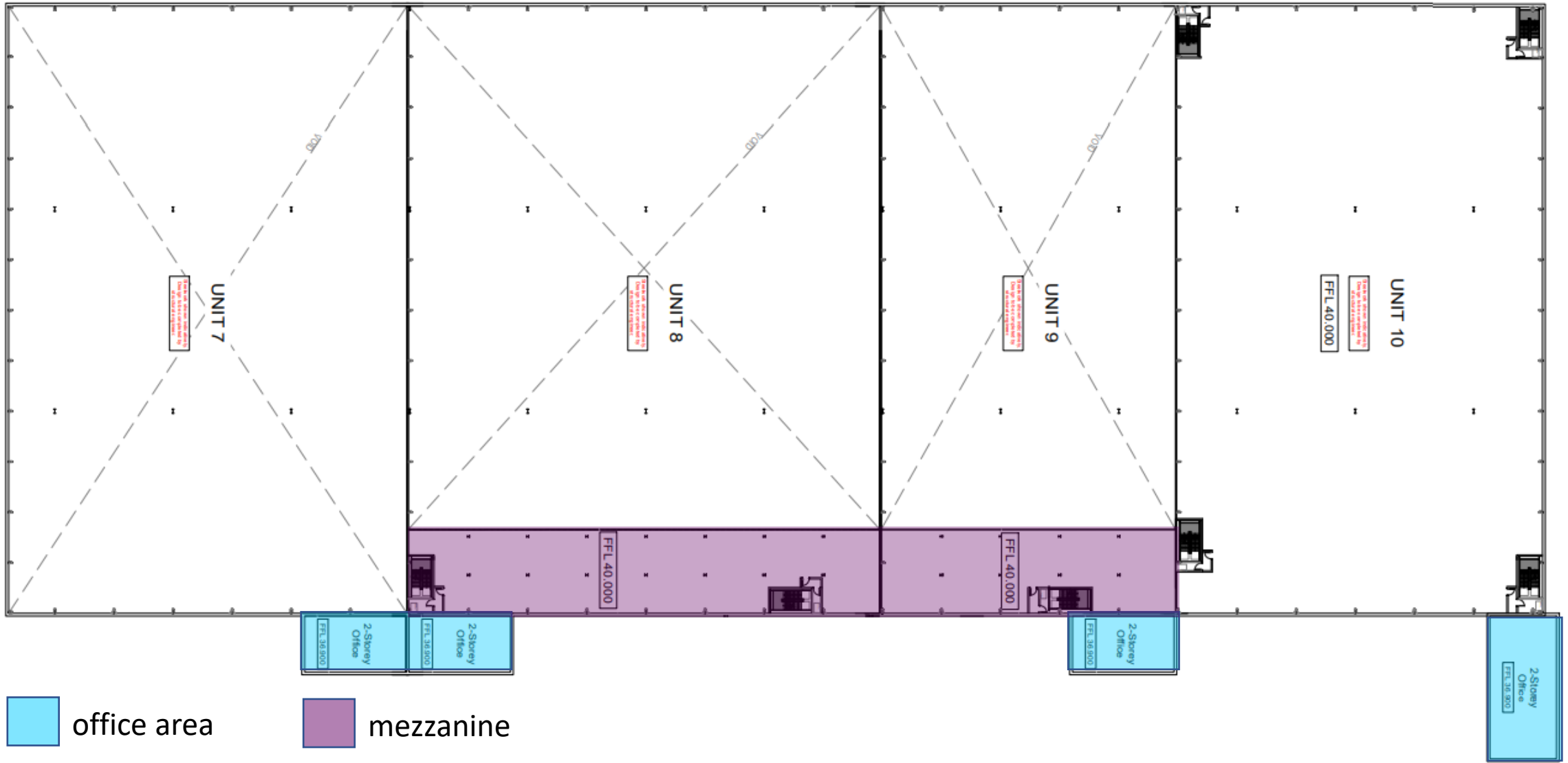


GCI units 7-10

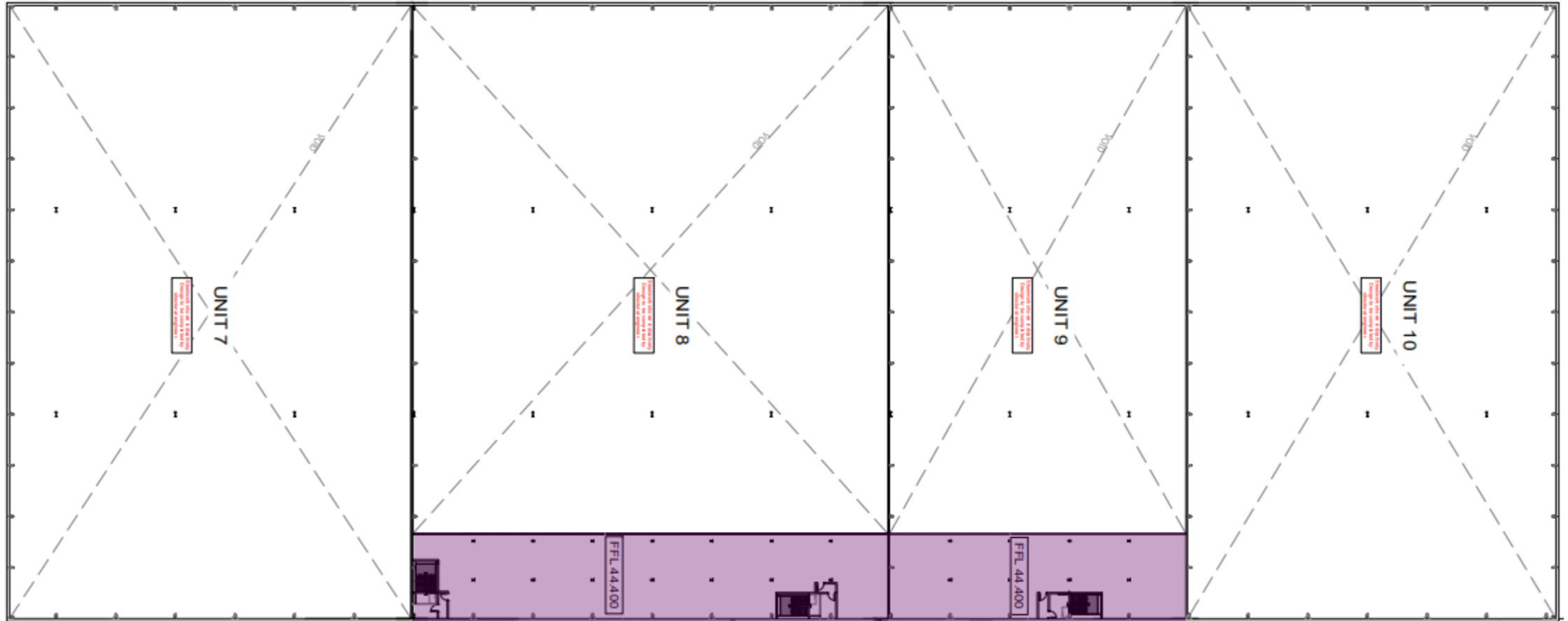




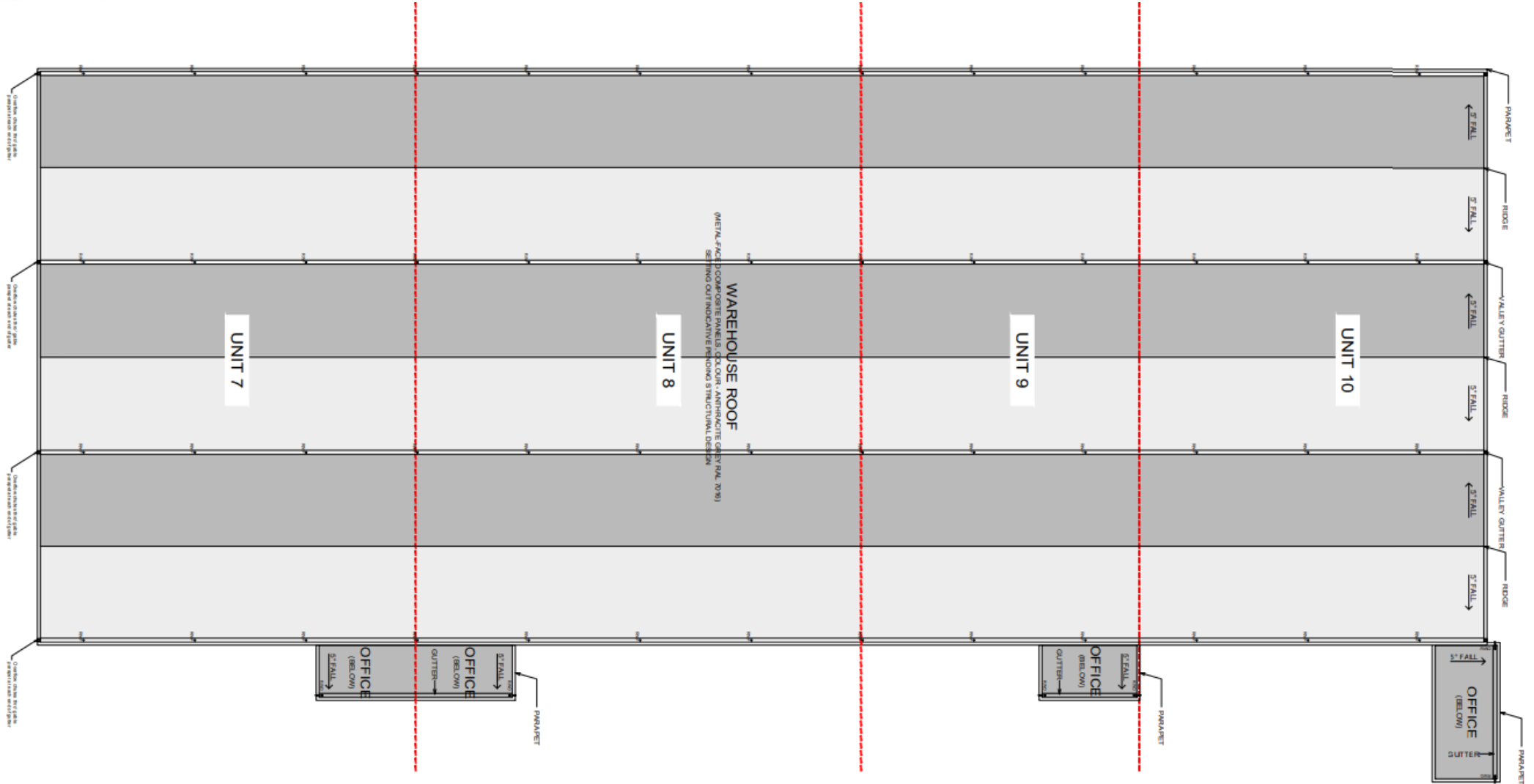
First floor plans [units 7-10]



office area mezzanine



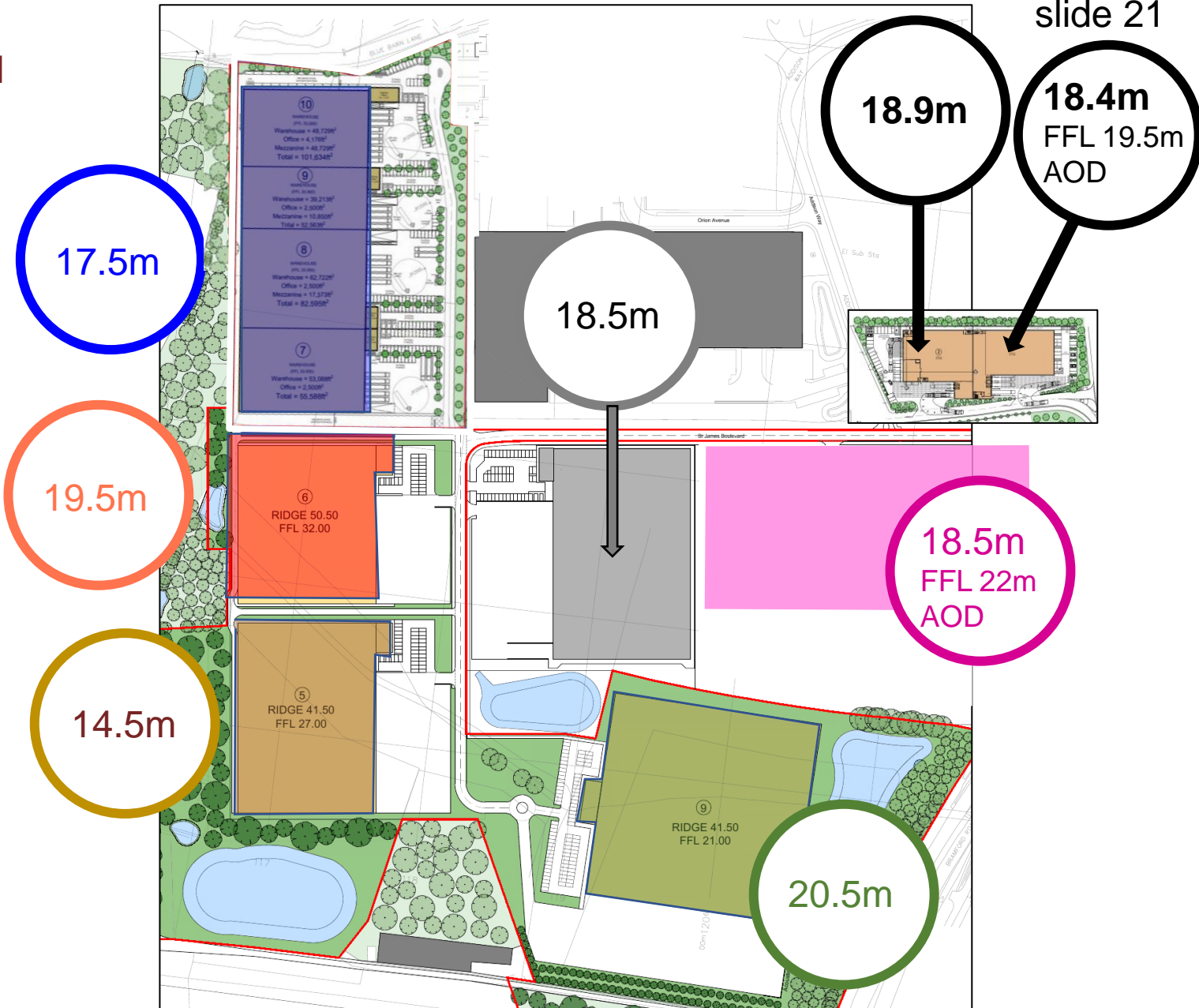
 mezzanine

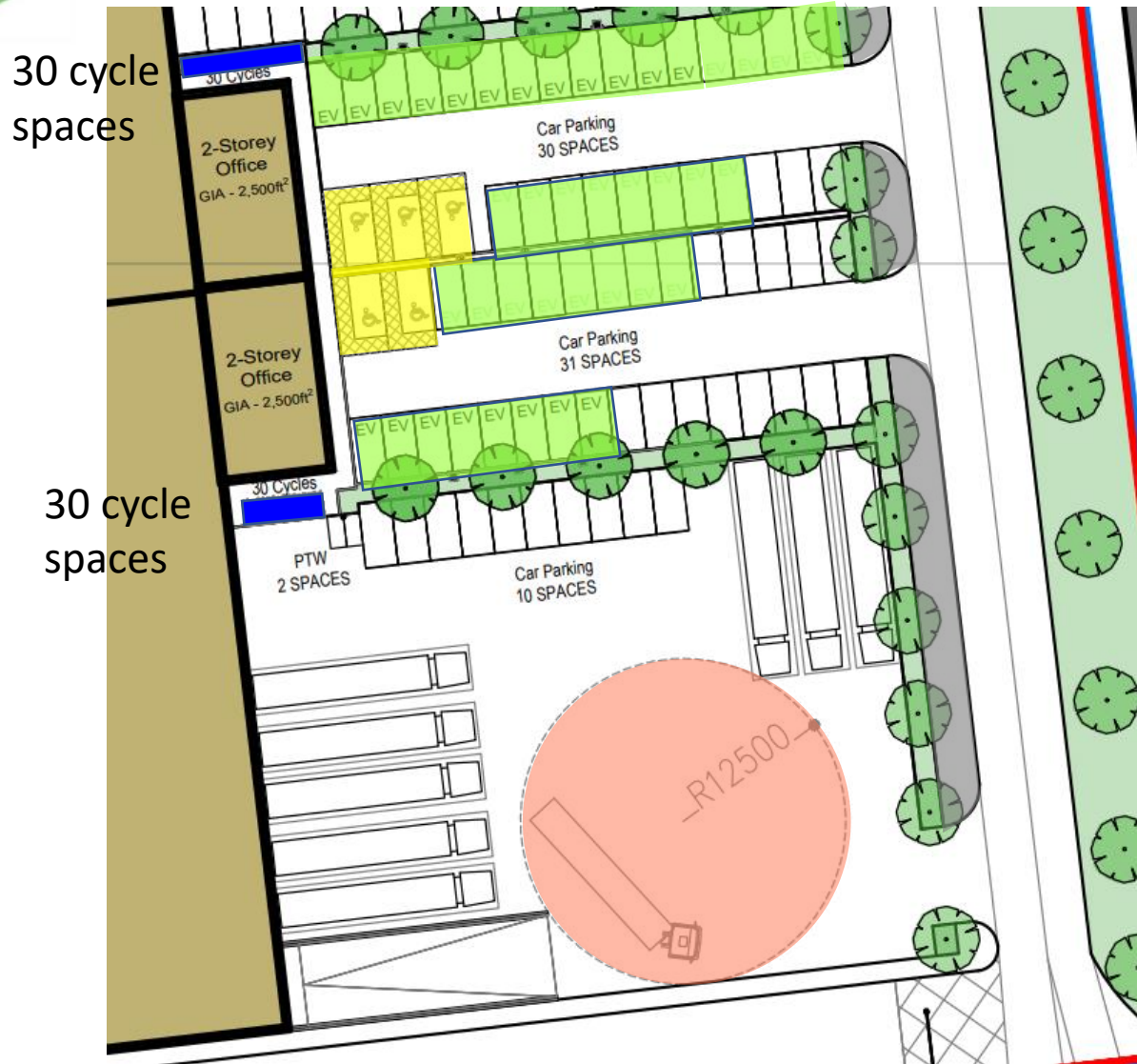




Building Heights Previous Phases and current RM

slide 21

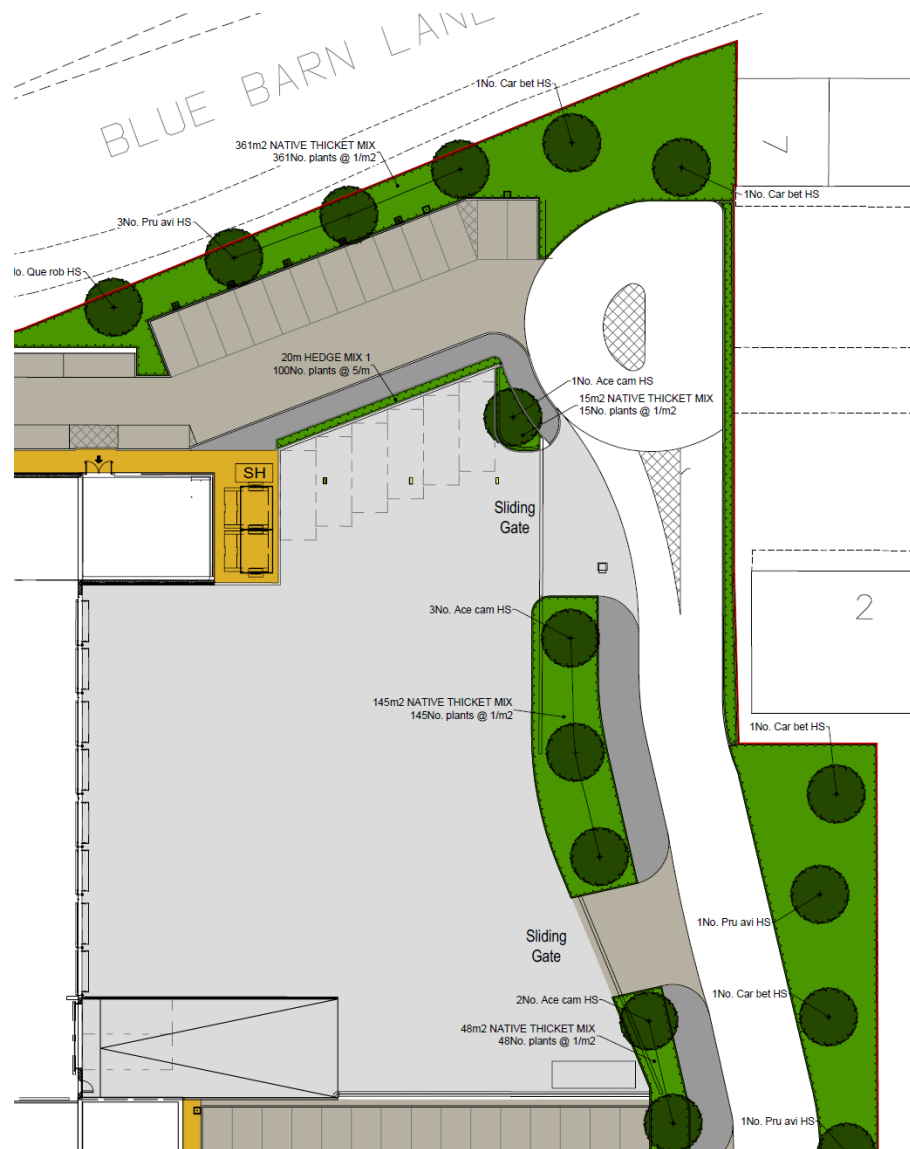
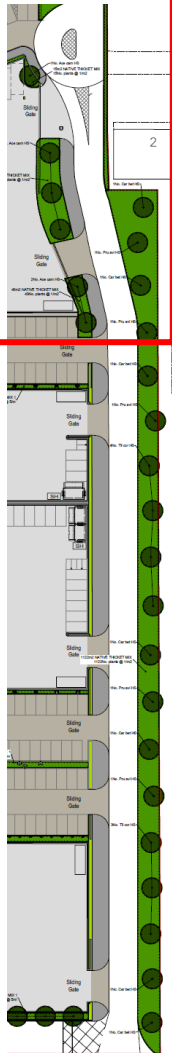
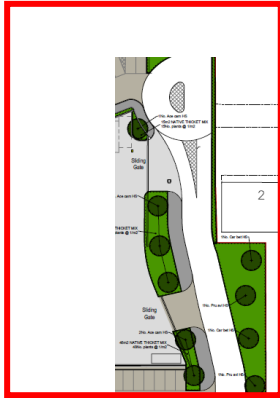




-  ev on opening
-  blue badge parking
-  cycle parking
-  articulated lorry turning area
-  footway



Approximately direct 260 jobs



1628 tree whip mix

38 trees

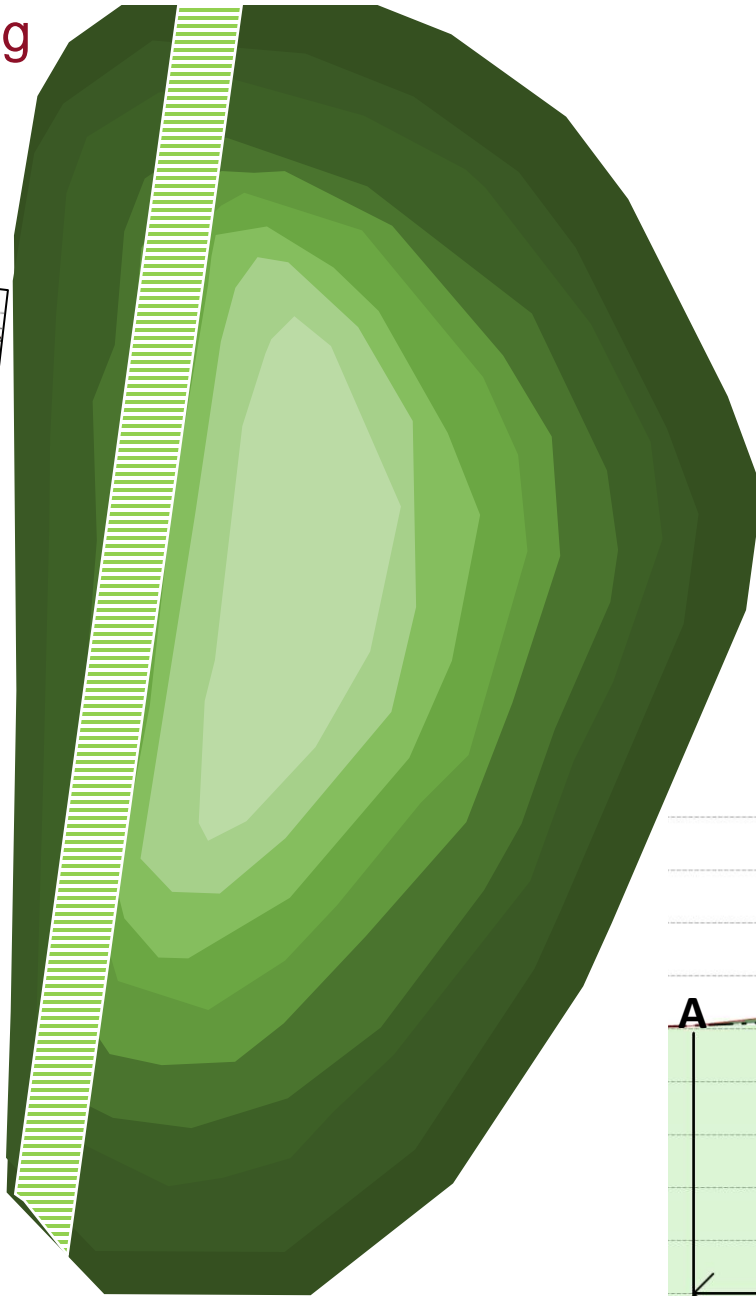
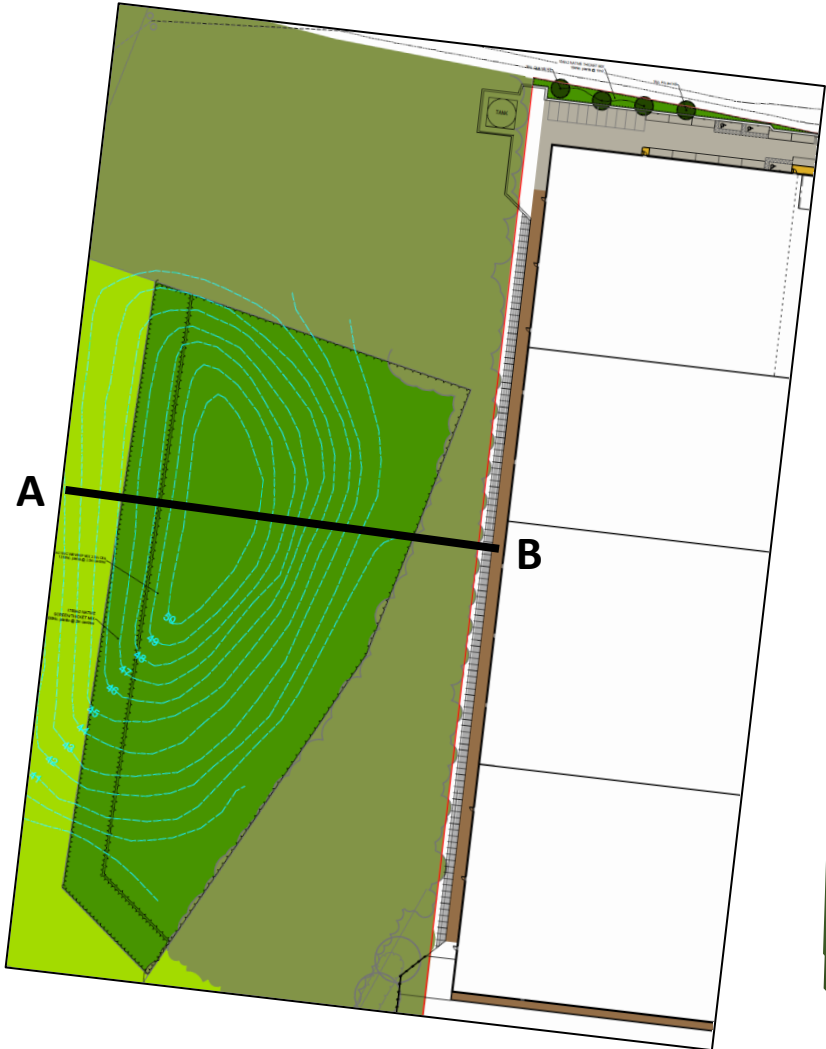


native thicket



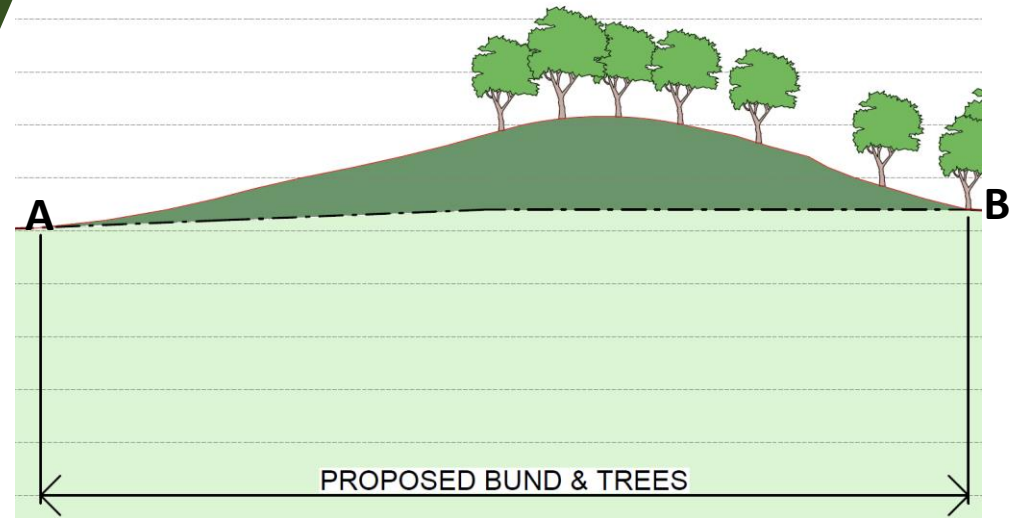
tree

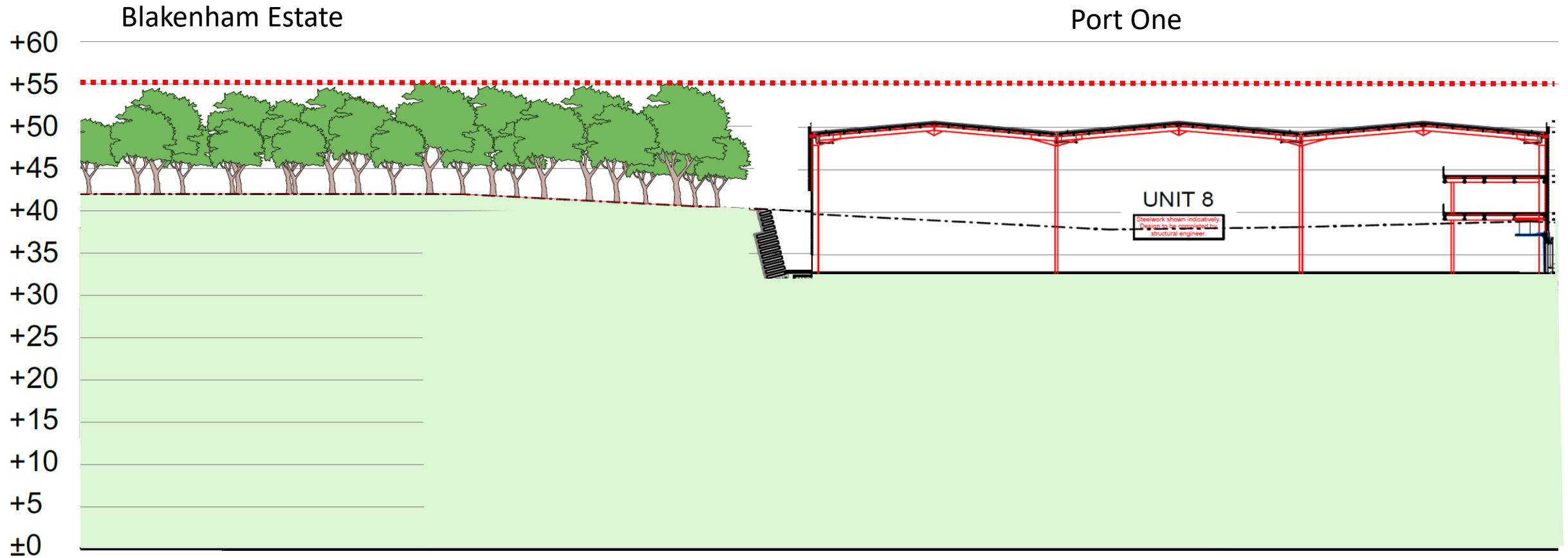


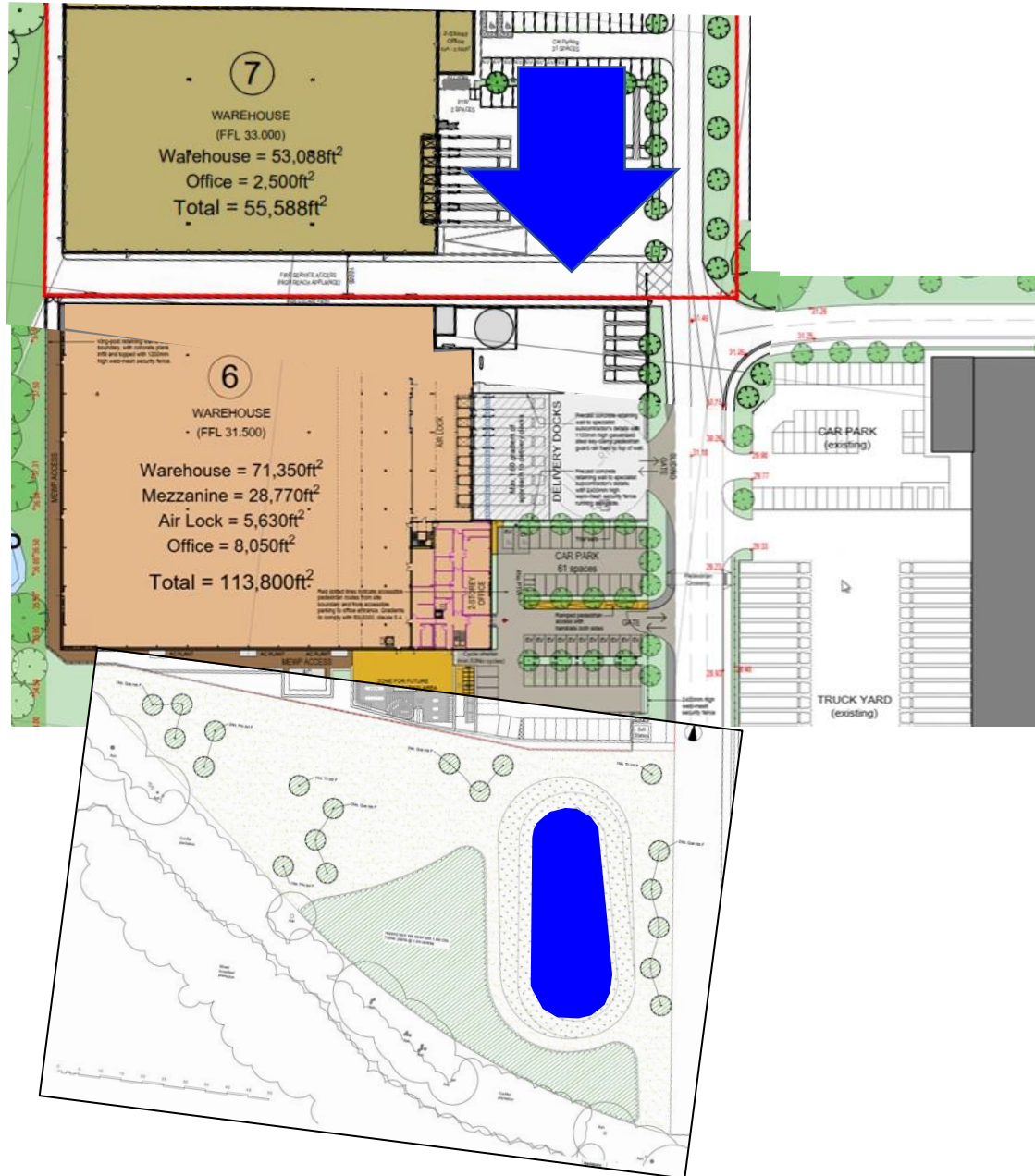


1318 tree whip mix

438 native screen thicket plants









Port One aims to use the output from the Energy from Waste plant [Suez/SCC] advise Curzon de Vere that the energy must be sold to one occupier.

Extensive use of roof installed PV

Electric powered shuttle buses for employees

Extensive EV charging provision

Cycle route and parking

Use of electric only powered fork lifts

Habitat creation

New woodland planting

SUDs



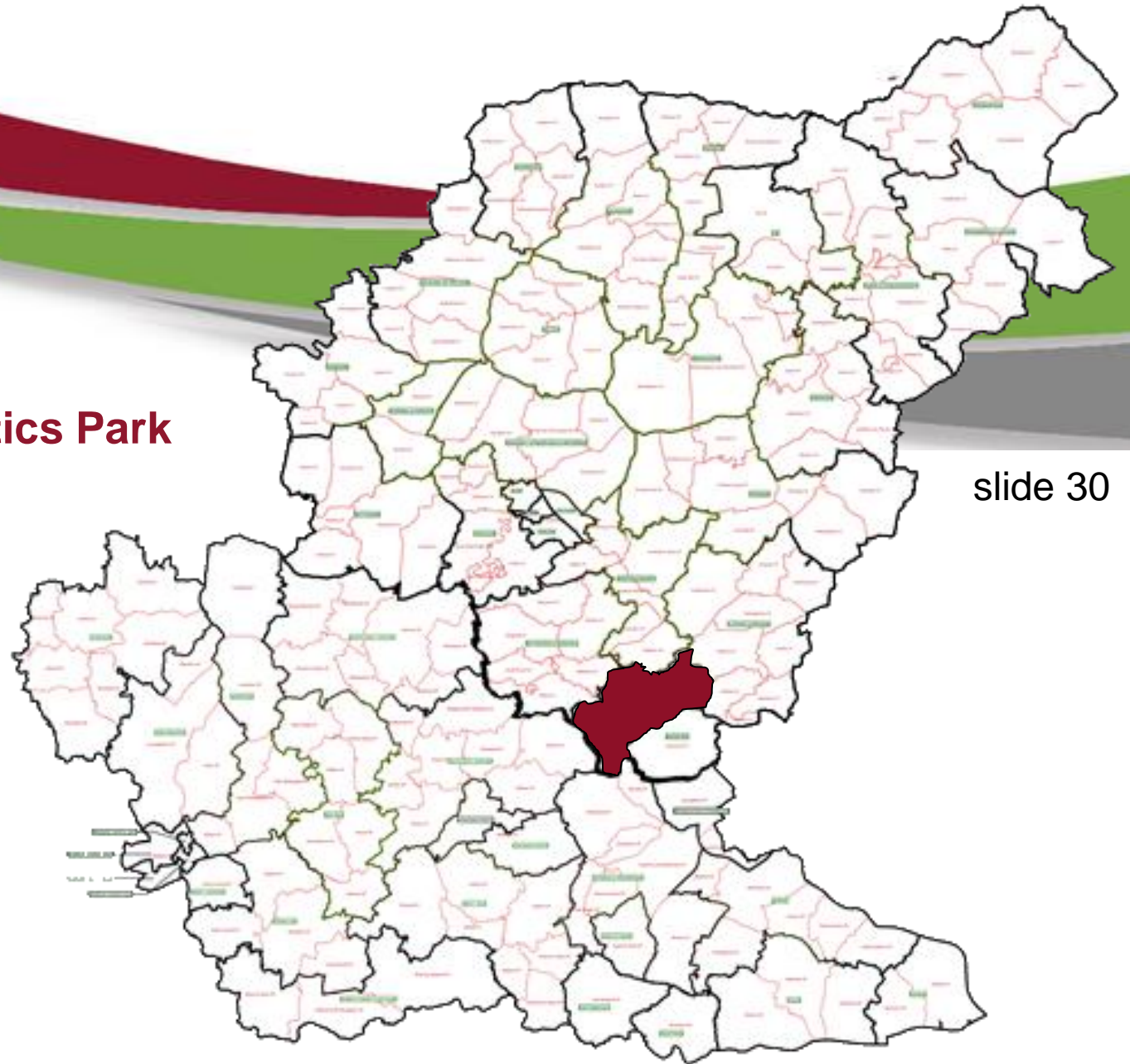
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Address:

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RECOMMENDATION

Approve Reserved Matters details
with conditions



slide 30

