

SCLP12.20 - Land at Felixstowe Road, Nacton

July 2023

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Planning Context

Local Plan Policy

- East Suffolk Local Plan was adopted in 2020 in order to guide planning policy in the area to 2036
- The Local Plan was informed by an evidence base assessing the baseline need for future development opportunities, and it identified a need for future sites and land to support the Business and Professional Services sector
- Local Plan Policy SCLP12.20 subsequently allocated the Land at Felixstowe Road for a high-quality business park to provide employment spaces to support the future needs of this sector through the Local Plan period

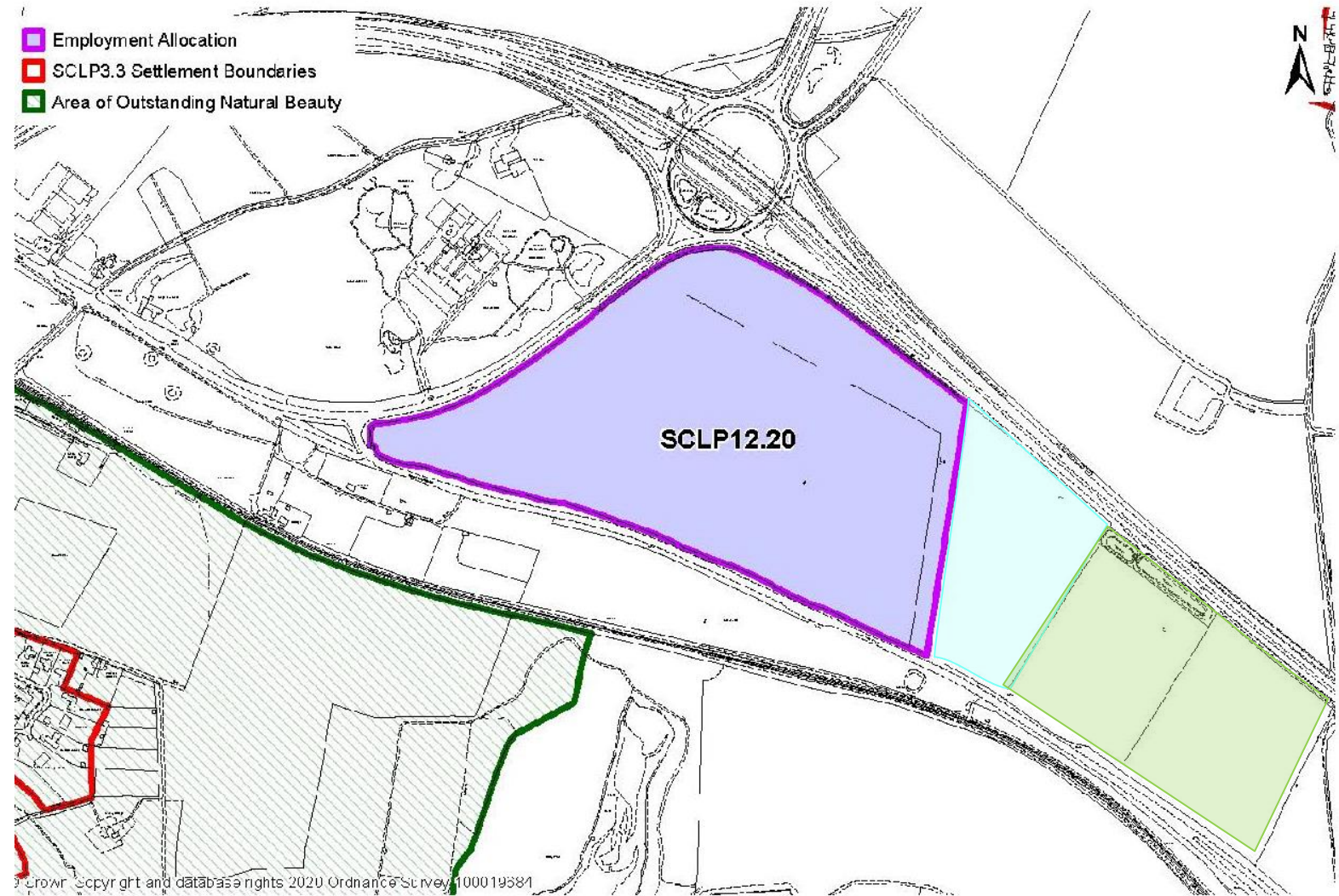
Economic Growth

- Alongside the Local Plan the Council has also published The East Suffolk Economic Strategy 2022-2027
- The Strategy outlines the Council's commitment to enabling a vibrant local economy in East Suffolk and seeks to encourage inward investment and support existing and future businesses in order to facilitate economic growth in the area
- This site is identified within the Economic Strategy and provides an opportunity to help deliver these ambitions as the high quality environment will attract new businesses to the area and provide new premises for existing businesses, allowing them to thrive, which will deliver jobs and sustainable growth in East Suffolk



Allocated Site

- The Local Plan identifies a site of 22.5ha as an employment allocation at Felixstowe Road anticipated to provide a total floor space of c. 950,000 sq ft
- To the east of the current allocation boundary there is an adjoining field of 5.2 hectares, in the same ownership as the Landowner of the allocated site (shown in blue)
- It has become clear that the inclusion of the additional land adjacent to the allocated site would be beneficial to the proposed development in order to safeguard the amount of employment space currently anticipated being delivered by the site, maintain the generous landscaping throughout the site, provide sufficient above ground surface area for SUDS, prevent sterilisation of this parcel of land due to the Sizewell related development and ensure the scheme is deliverable from a viability perspective
- Local plan Policy SCLP4.2 supports new employment development on unallocated sites to provide greater choice and economic opportunities if a need for additional employment land adjacent to existing Employment Areas can be demonstrated
- For the avoidance of doubt, the proposals are not seeking to increase the total floor space deliverable by the site, rather seeking to ensure the site is deliverable in the spirit of the allocation policy



Policy SCLP12.20 – Key Principles

✓ Sector and Uses

- Allocation for B1 and B2 employment uses
- Policy recognises that proposals which provide small scale storage and distribution (B8 uses) integrated with other B use floorspace may be appropriate
- Focus on functional differentiation of the business park destination from other nearby employment areas
- Other uses may be permitted which provide a service to the businesses and employees operating on the site, for example cafes, hotels or childcare nurseries

✓ High quality design

- The development will be expected to represent a high quality of contemporary design and to achieve high standards of sustainable construction
- Exceptional design will be expected to provide a high quality and well screened business destination
- Consideration will need to be given to the AONB and the nearby cluster of Scheduled Monuments that form part of Seven Hills barrow cemetery, in terms of scale, massing, materials and lighting
- Buildings will be expected to provide a high quality attractive environment with areas of green infrastructure

✓ Green Infrastructure and Landscaping

- Green infrastructure and spaces are to be provided throughout the business park to provide an exceptional high quality environment that boosts economic activity in the area.
- To support the green infrastructure throughout the site, significant landscaping will be required to reduce the visual impact of the business park and ensure it is a complementary neighbour to the Crematorium and Scheduled Monuments adjacent
- Opportunities to encourage and enable travel to the site by walking and cycling must be realised along with measures to encourage travel to the site by public transport

✓ Support Economic Growth

- The policy highlights that the site can provide economic opportunities which are targeted at the Business and Professional Services sectors.
- The site is well related to the A12 and the A14 and in a part of East Suffolk which provides good access to Ipswich
- Alongside the high quality environment targeted at Business and Professional Services Sectors, the Council would support the provision of units targeted at start up enterprises
- To provide a balance across the site, larger units with grow-on space will also be encouraged to enable opportunities for established businesses to relocate to, and expand within, the area

A14/A12

Seven Hills

- A14/A12 Seven Hills Interchange assessed – based on Brightwell Lakes Improvement
- SCC improvements as part of MRN scheme still in development
- VISSIM model
- Land to deliver required improvement is set aside
- Improvement comprises traffic signal control on some arms
- Capacity + road safety improvement delivered

Key Issues to resolve

- Queues that form on slip road (from Felixstowe)
- Imbalance – most turn north to A12
- To ensure no queuing back on to the A14
- Queues that form on A1134 (Southern Arm)
- Difficult to enter flow of traffic
- Overall, to balance delays on all arms whilst improving capacity and safety



Seven Hills Business Park

A high-quality business park with exceptional design, significant landscaping and an attractive environment which encourages walking and cycling



The logo for Churchmanor Estates is enclosed in a thin white rectangular border. It features the word "CHURCHMANOR" in a large, dark blue, serif font. A thin, dark blue arc is positioned below the "C" and "H" of "CHURCHMANOR", extending from the left side of the "C" towards the right. Below this arc, the word "ESTATES" is written in a smaller, dark blue, serif font.

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