

Planning Application DC/15/2424/OUT

Date 30th November 2015 **Expiry Date:** 29th February 2016
Registered: (extended to 30 September 2016)

Case Officer: Chris Rand **Recommendation:** Approve

Parish: Haverhill Town Council **Ward:** Haverhill East

Proposal: Outline Planning Application (Means of Access included). - Cross Boundary Application - Development of up to 46,000 sq m of floor space for uses within B1,B2 and B8 of the Use Classes Order, road side uses (petrol filling station and restaurant/s, Use Class (A3/A5), car dealerships (sui generis), builders merchants (sui generis), ancillary lorry park for Business Park occupiers, together with landscaping, car and HGV parking and associated works and facilities including access.

Site: Haverhill Business Park, Bumpstead Road, Haverhill, Suffolk

Agent Applicant: Stuchbury Associates Limited – Mr Martyn Stuchbury
Hammonds Rutts Investments Ltd

Proposal:

1. Planning permission is sought in outline for outline planning permission for the development of up to 46,000 sq m of floor space for uses within B1,B2 and B8 of the Use Classes Order, road side uses (petrol filling station and restaurant/s, Use Class (A3/A5), car dealerships (sui generis), builders merchants (sui generis), ancillary lorry park for Business Park occupiers, together with landscaping, car and HGV parking and associated works and facilities including access.

Application Supporting Material:

2. The application is in outline and is supported by a Planning Statement and a wide range of supporting documents including a transport assessment, travel plan, air quality assessment, noise impact

assessment, flood risk assessment, reptile survey and desk study environmental assessment.

Site Details:

3. The application site is an area of 12.6 hectares (total area split between St Edmundsbury Borough and Braintree District), comprising the undeveloped part of a larger employment area on the south eastern side of Haverhill. The site is served by two roads (Phoenix Road and Icen Way) accessed from Bumpstead Road. The site crosses the boundary with Braintree District in Essex, with the western side served by Phoenix Way predominantly located within Essex and the eastern part served by Icen Way in Suffolk.
4. Much of the area within the Essex portion of the site has already been built including the Travelodge (formerly Days Inn) hotel, a pub/restaurant, a bus depot and various commercial properties. A single plot remains to the south of Phoenix Road and a larger area on the north side. The Suffolk side remains largely undeveloped with the exception of a large refrigerated warehouse/distribution centre operated by Culina. The remaining undeveloped land has been laid out as a series of development platforms.

Planning History:

5. E/97/2834/P Outline Planning Application - Industrial and warehouse development (Classes B1, B2 and B8), petrol filling station, road users restaurant and hotel and vehicular access - **Granted**
6. SE/04/3587/P – Outline application - Residential development and access - **Withdrawn**
7. SE/05/1087 – Outline planning application – Variation of condition 3(b) (i) of outline planning permission E/97/2834/P (Standard Time Limit) approved 19th April 2002 for industrial and warehouse development (Class B1, B2 and B8), petrol filling station, road users restaurant and hotel and vehicular access - **Granted**
8. SE/06/1998 – Submission of Details - Road infrastructure, earthworks and landscaping, Phase 2 (outline permission E/97/2834/P). – **Granted**
9. SE/07/1289 - Submission of Details - Erection of (i) distribution centre and associated offices; (ii) ancillary support areas and structures and (iii) car parking and landscaping – **Granted**
10. DC/13/0766/OUT - Outline Planning Application - Provision of new accesses & scale for up to 200 dwellings – **Withdrawn**
11. DC/15/2056/FUL - Planning Application – Cross Boundary Application – construction works involving earth moving and ground profiling

together with the creation of retaining structures. Temporary access from Phoenix Road and Icen Way for construction vehicles and the formation of development platforms - **Granted**

Consultations:

12. Suffolk County Council Highways: Recommends that conditions relating to the provision of roads and footpaths, visibility splays, discharge of surface water, construction management plan and lighting be attached to any permission granted. It is also recommended that Unilateral Undertaking including details of a Workplace Travel Plan be provided.
13. Suffolk County Council Rights of Way: No objection.
14. Suffolk County Council Archaeology: Recommends that a scheme of archaeological investigation be agreed and carried out.
15. Environmental Health – Public Health and Housing: Recommends that conditions relating to noise, ventilation systems, audible alarms, lighting, hours of operation and a construction and site management plan be attached to any permission granted.
16. Environmental Health – Environment Team: Recommends that a condition relating to potential contamination be attached to any permission granted.
17. Environment Agency: Recommends that conditions requiring sustainable drainage, the provision of oil interceptors, bunding of oil tanks and mitigation in the event of contamination being found be attached to any permission granted.
18. Anglian Water: Recommends that a condition relating to a surface water management strategy be attached to any permission granted.
19. Natural England: No adverse comment
20. Ramblers: Advise that consideration will need to be given to the impact of development on footpath 13 at detailed design stage.

Representations:

21. Haverhill Town Council: Welcomes the application.
22. Neighbours: Representations have been received from two neighbouring properties, Fox Hollow, a private residential property in Bumpstead Road and Culina, a large commercial distribution company located in Icen Way. The residential neighbour has no objection in principle, but has concerns relating to surface water drainage and would like to see a continuous footpath provided along Bumpstead Road. Culina are concerned at a current lack of HGV parking facilities at present and wish to see a condition imposing a requirement for lorry

parking to meet the needs of the development and existing businesses.

Policy: The following policies of the Replacement St Edmundsbury Borough Local Plan 2016 and the St Edmundsbury Core Strategy December 2010, the Haverhill Vision 2031 and draft joint Forest Heath and St Edmundsbury Development Management Document have been taken into account in the consideration of this application:

23. St Edmundsbury Core Strategy December 2010

- Policy CS2 – Sustainable Development
- Policy CS3 – Design and Local Distinctiveness
- Policy CS7 – Sustainable Transport
- Policy CS9 – Employment and the Local Economy

24. Haverhill Vision 2031

- Policy HV1- Presumption in Favour of Sustainable Development
- Policy HV9 – General Employment Areas - Haverhill

25. Joint Development Management Policies Document

- Policy DM1 - Presumption in Favour of Sustainable Development
- Policy DM2 - Creating Places – Development Principles and Local Distinctiveness)
- Policy DM6 – Flooding and Sustainable Drainage
- Policy DM30 – Appropriate Employment Uses and Protection of Employment Land and Existing Businesses

Other Planning Policy:

26. National Planning Policy Framework (2012) core principles and paragraphs 56 – 68

27. Planning Practice Guidance (PPG)

Officer Comment:

28. The application relates to a significant area of land which has been allocated for commercial development as part of a larger development site. As part of the larger area, it has benefitted from outline planning permission for development, which, although now lapsed has been implemented in significant parts. This application seeks to renew that previous permission, but broadens the scope of potential occupiers to include uses such as builder's merchants and lorry parking.

29. As identified above, permission has previously been granted for ground modelling and redistribution of soil within the site (application DC/15/2056/FUL). These works have now been largely carried out and the area identified by the County Archaeologist for investigation largely covered up (no objection was raised by the archaeologist to these

works). Accordingly, a condition requiring investigation of this area would not be reasonable. However, care will be required at detailed application stage to ensure that any deep soil disturbance is minimised through careful siting of buildings and/or use of piled foundations.

30. The concerns raised by a neighbour in respect of surface water drainage are addressed by conditions requiring sustainable urban drainage measures and the provision of a continuous footpath and crossing point in Bumpstead Road is included as part of a travel plan included within a Unilateral Undertaking provided by the applicant. It is also covered by a 'Grampian' condition.

31. The application includes the potential for the provision of lorry parking, but the request from Culina asking for a condition requiring the applicant to make provision for lorry parking to address existing demand (partly arising from Culina's activities), is unreasonable and does not meet the test of reasonableness for the imposition of conditions. However, the site may still provide an opportunity for the provision of a lorry park.

Conclusion:

32. In conclusion, the principle and detail of the development is considered to be acceptable and in compliance with relevant development plan policies and the National Planning Policy Framework.

Recommendation:

It is **RECOMMENDED** that subject to the prior submission of a Unilateral Undertaking relating to the implementation of a workplace travel plan, planning permission be **Approved** subject to the following conditions:

1. Reserved matters
2. Time limit – Outline – 10 years
3. Development in accordance with submitted plans
4. Footpath and crossing in Bumpstead Road to be provided before 50% of development is occupied.
5. No development development in area NW2 until access is provided
6. Means to prevent surface water drainage discharging to road to be agreed
7. Construction Delivery Management Plan to be agreed
8. Limit lighting levels at highway boundaries of site
9. Landscaping to be agreed and implemented
10. Existing roadside hedges to be retained
11. Landscape management plan to be agreed
12. External plant to be approved
13. Details of audible alarms to be agreed
14. Lighting to be designed to avoid glare to residential properties

- 15.Risk of contamination to be investigated and mitigated
- 16.Surface water from hard areas to pass through oil interceptors
- 17.Sustainable urban drainage scheme to be provided.

Case Officer: Chris Rand

Tel. No. 01284 757352

Principal Planning Officer:

Date: 27/09/ 2016