

# Item 6

## DC/21/1575/ARM:

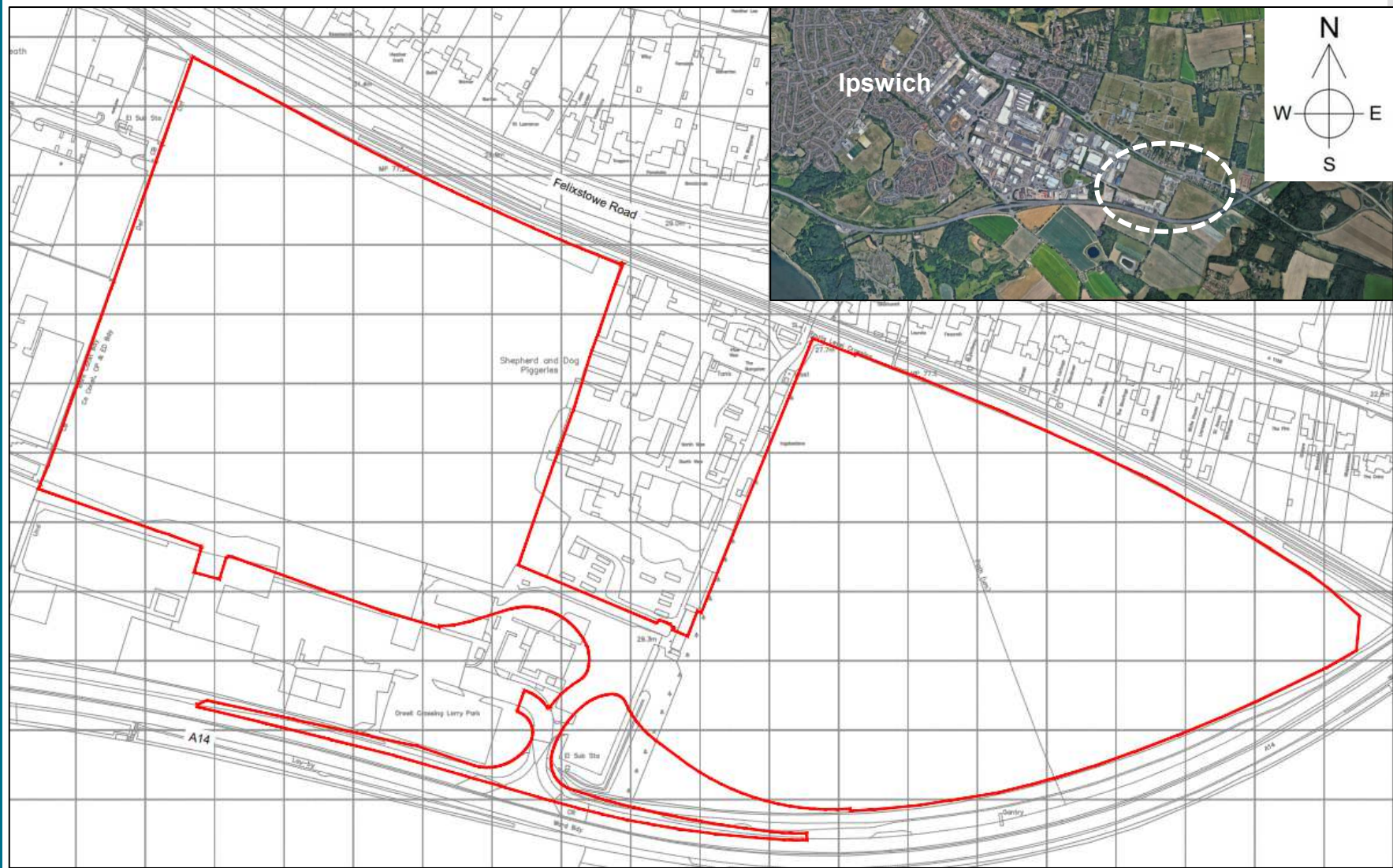
Detail of Reserved Matters (including details of access, appearance, landscaping, layout and scale etc.) pursuant to condition no.1 of Outline Planning Permission DC/17/4257/OUT (Class B8 Storage and Distribution and Ancillary Class B1 Office Uses including associated infrastructure, car and lorry parking).

Discharge of conditions 4 (Travel Plan), 5 (External lighting), 7 (Phasing Management Plan), 8 (Surface Water Management Strategy) 9 (Construction Management Plan), 10 (Site Wide Masterplan Document), 11 (External facing and roofing materials), 12 (Roads and footways), 13 (Electric vehicle charging), 14 (Parameter plan), 16 (Boundary treatments details), 17 (Noise attenuation assessment) and 18 (Link road details).

Orwell Crossing Service Area, A14 East Bound, Nacton.

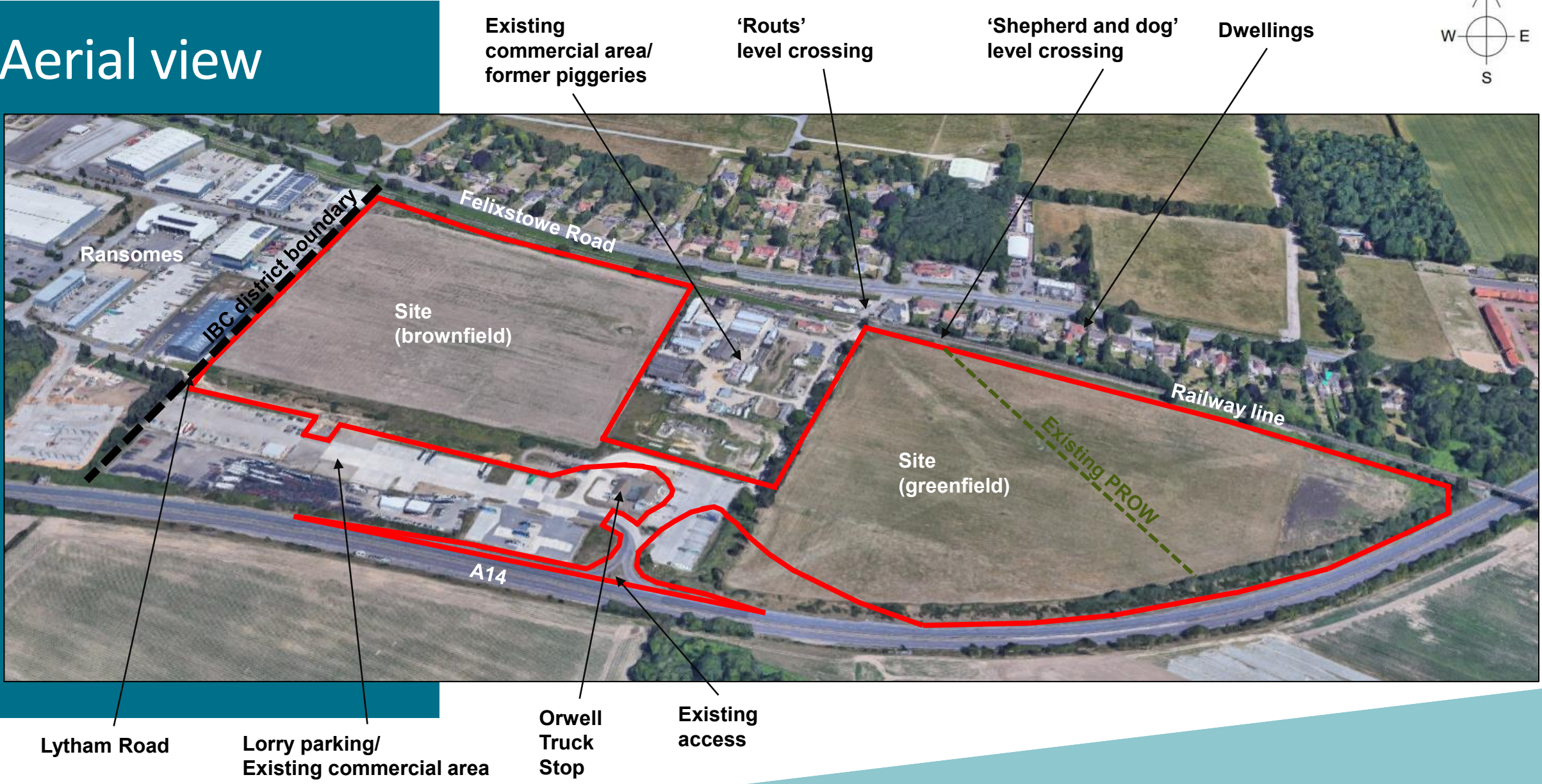
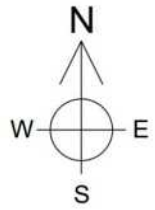


# Site location





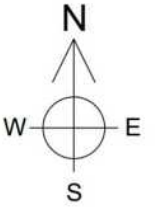
# Aerial view



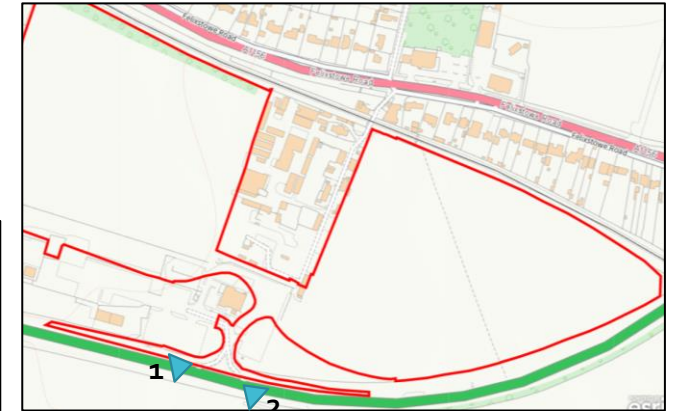


# Photos 1 of 7

1

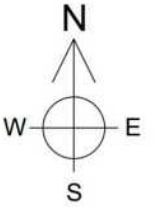


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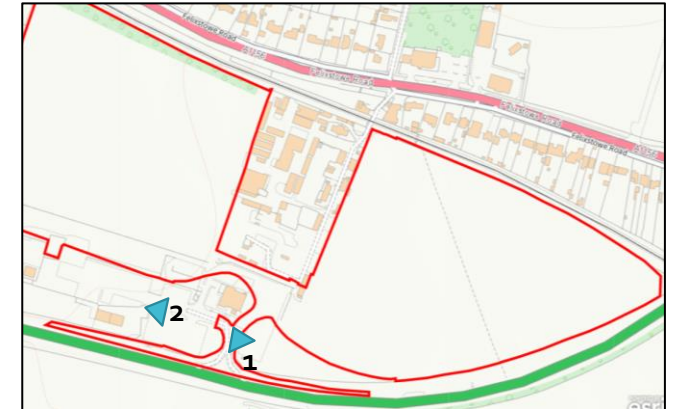


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1



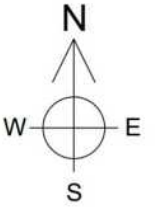
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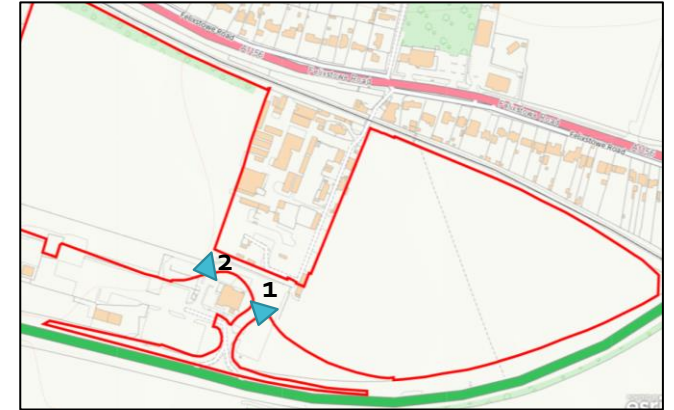


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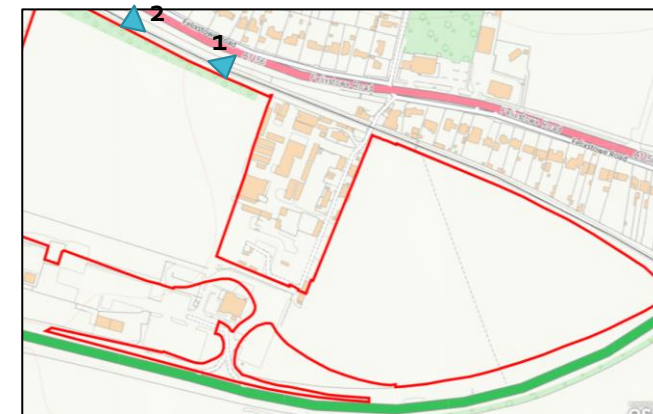
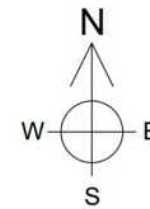


2



# Photos 4 of 7

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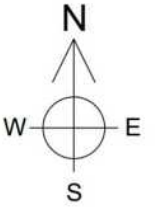
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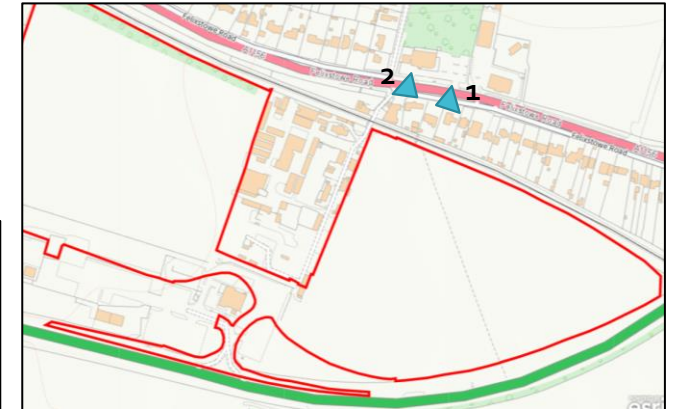


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1



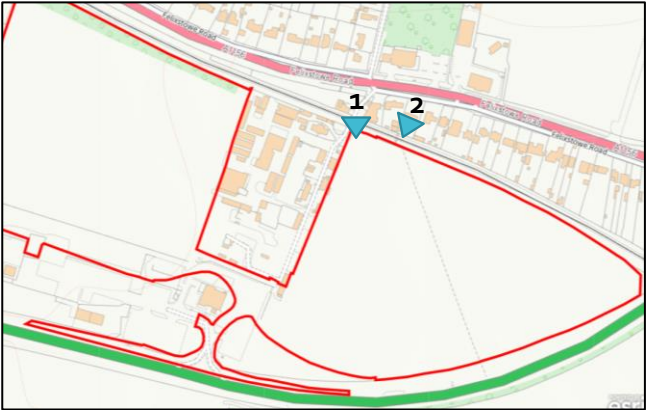
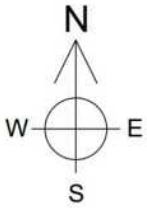
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Photos  
6 of 7

1



2





# Photos 7 of 7

1



2



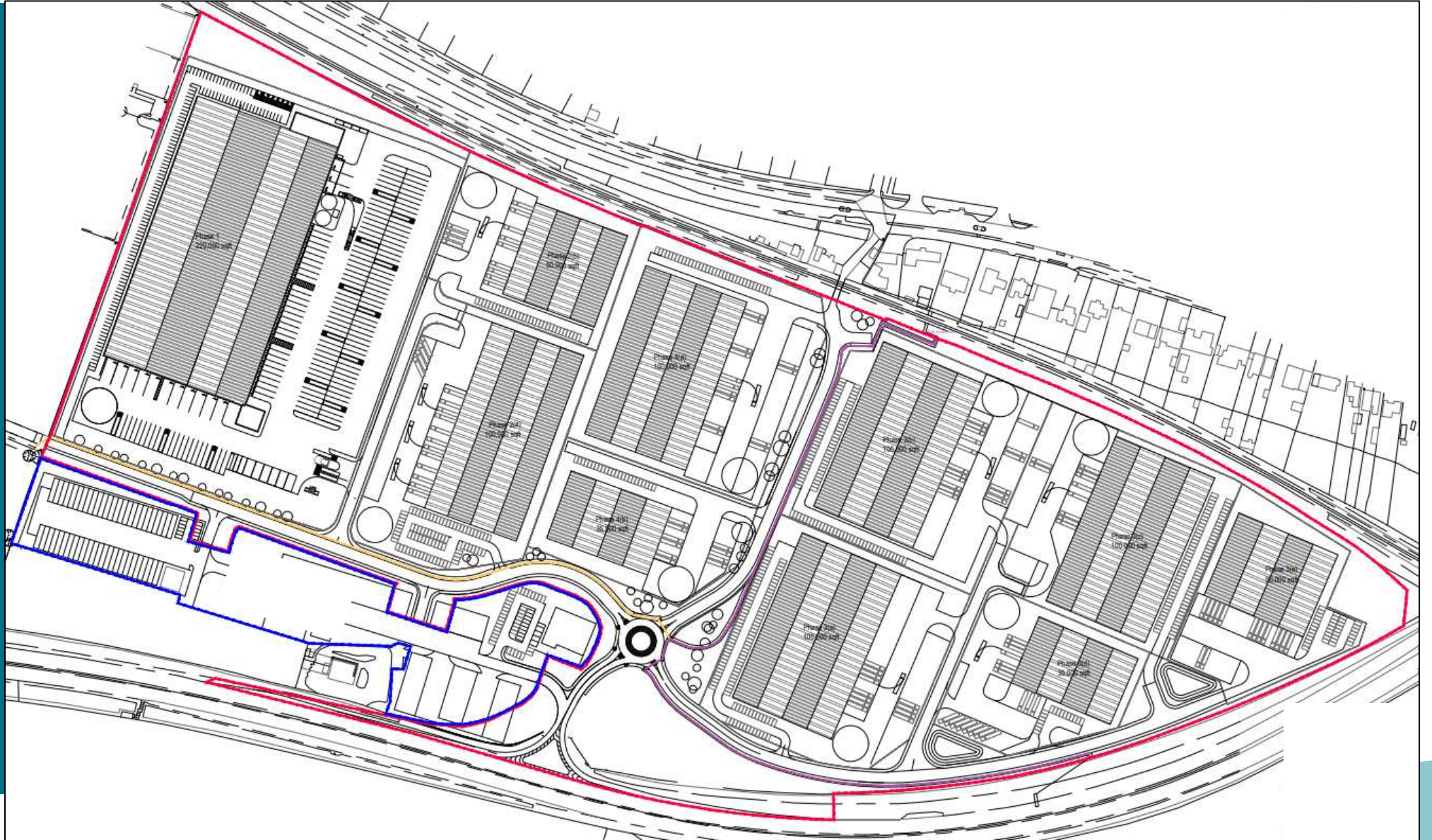
3





# Outline indicative masterplan

Outline consent  
provided for indicative  
heights of between 15-  
20 metres



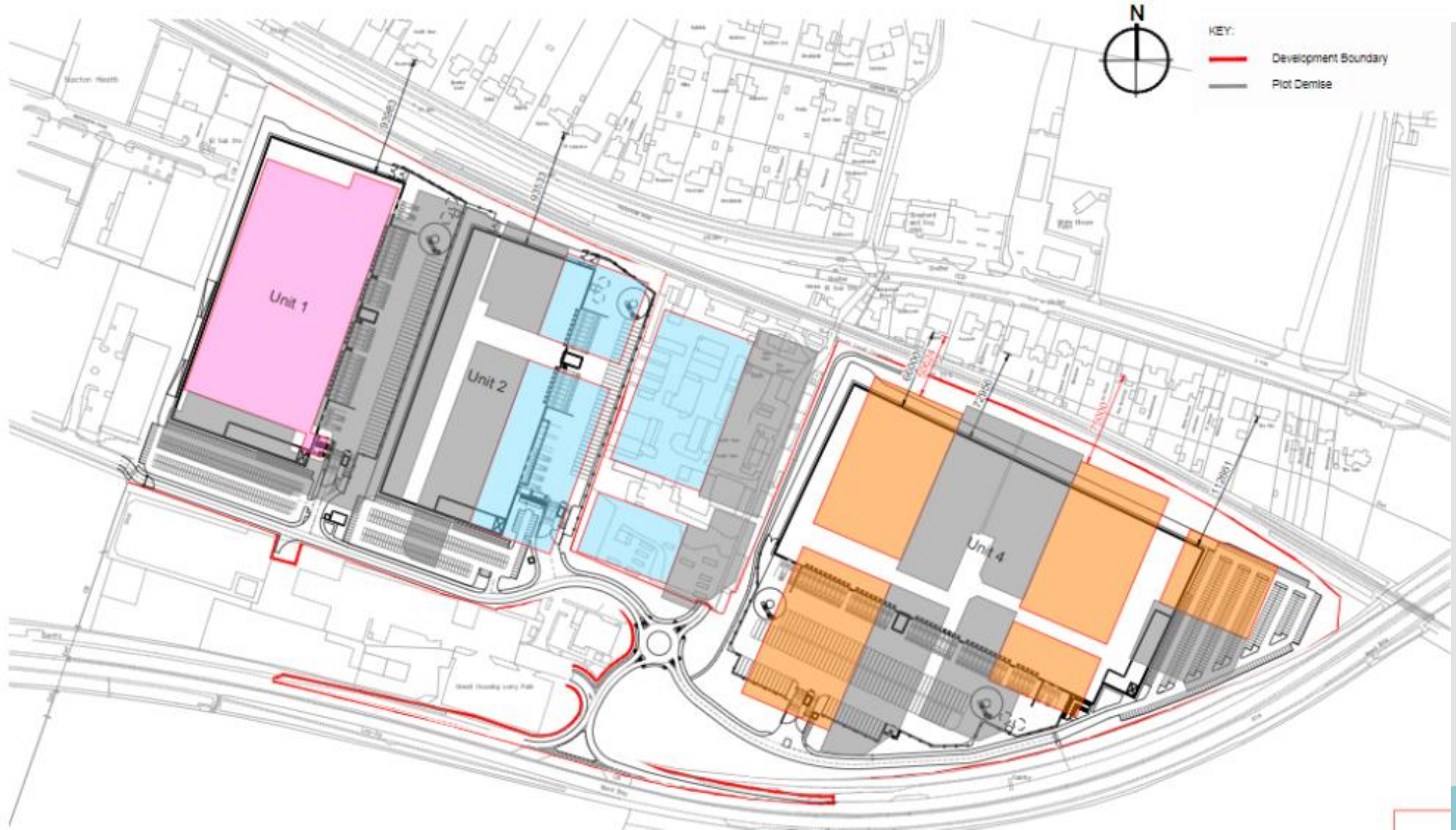


# Reserved matters masterplan



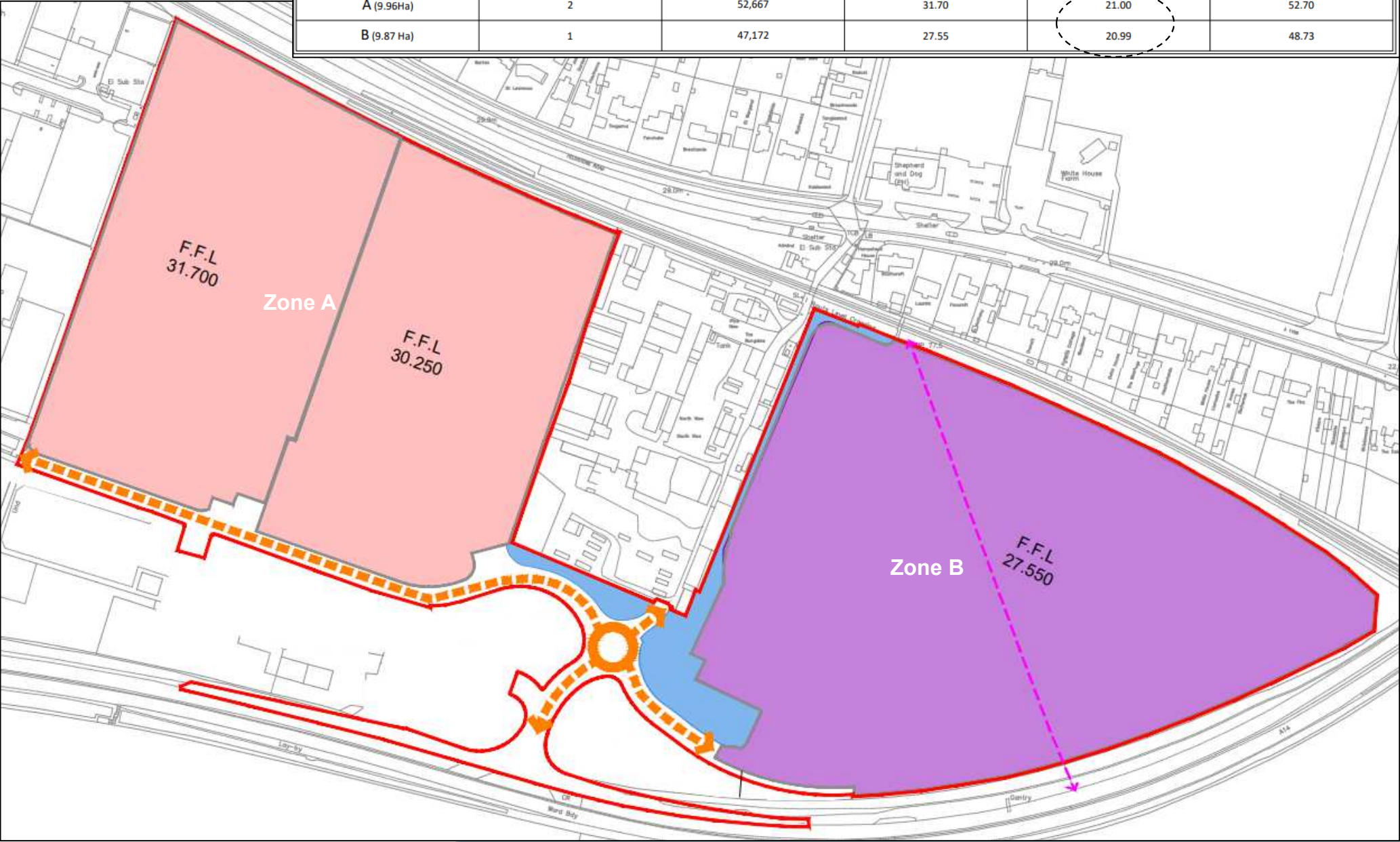


# Outline/ Reserved matters masterplan overlay



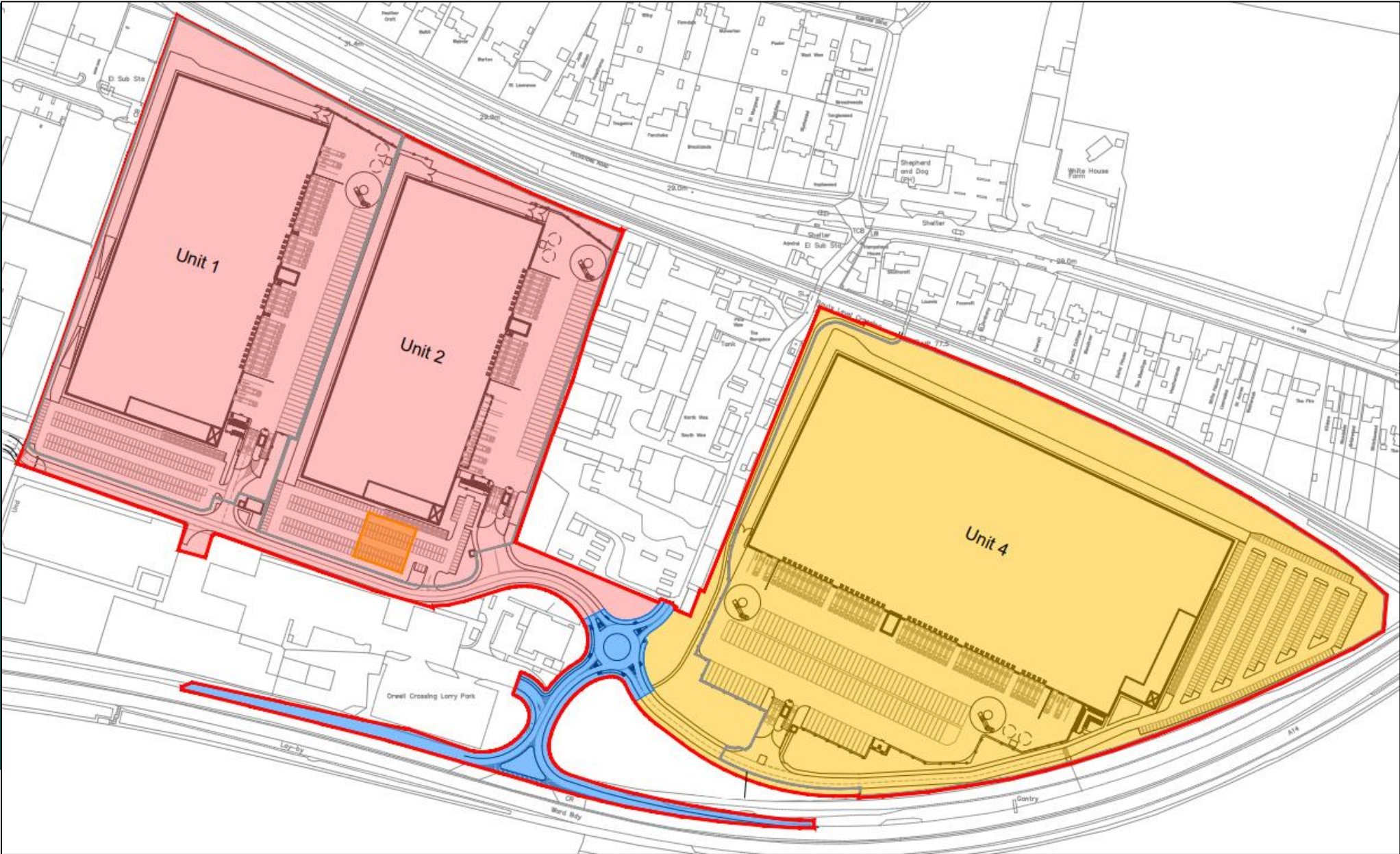
# Parameters

Schedule of Parameters					
Zone	Number of Units	Maximum Development Floorspace (sqm GEA)	Finished Floor Level (mAOD) +/- 0.25m	Maximum Building Height to Ridge (m)	Maximum Building Height at Ridge (mAOD)
A (9.96Ha)	2	52,667	31.70	21.00	52.70
B (9.87 Ha)	1	47,172	27.55	20.99	48.73





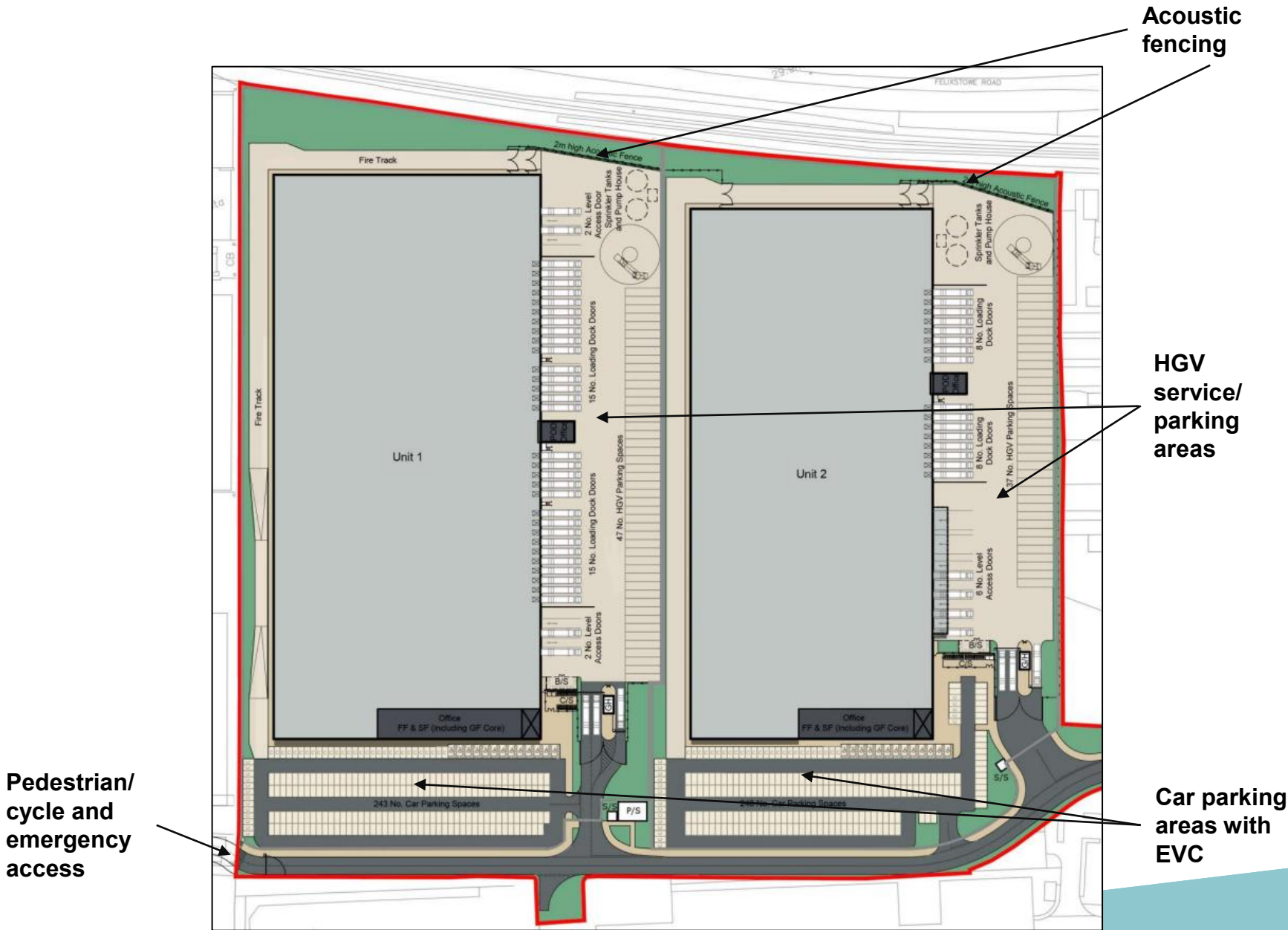
# Phasing plan



**Key**

- Planning Boundary
- Plot Phase Demise
- Phase 1A -  
Quarter 3 2021 - Quarter 1 2022  
1.87 acres / 0.75 ha
- Phase 1B -  
Quarter 3 2021 - Quarter 2 2022  
26.49 acres / 10.72 ha
- Phase 2 -  
Quarter 2 2022 - Quarter 2 2023  
26.25 acres / 10.62 ha
- Contractors Compound

# Phase One

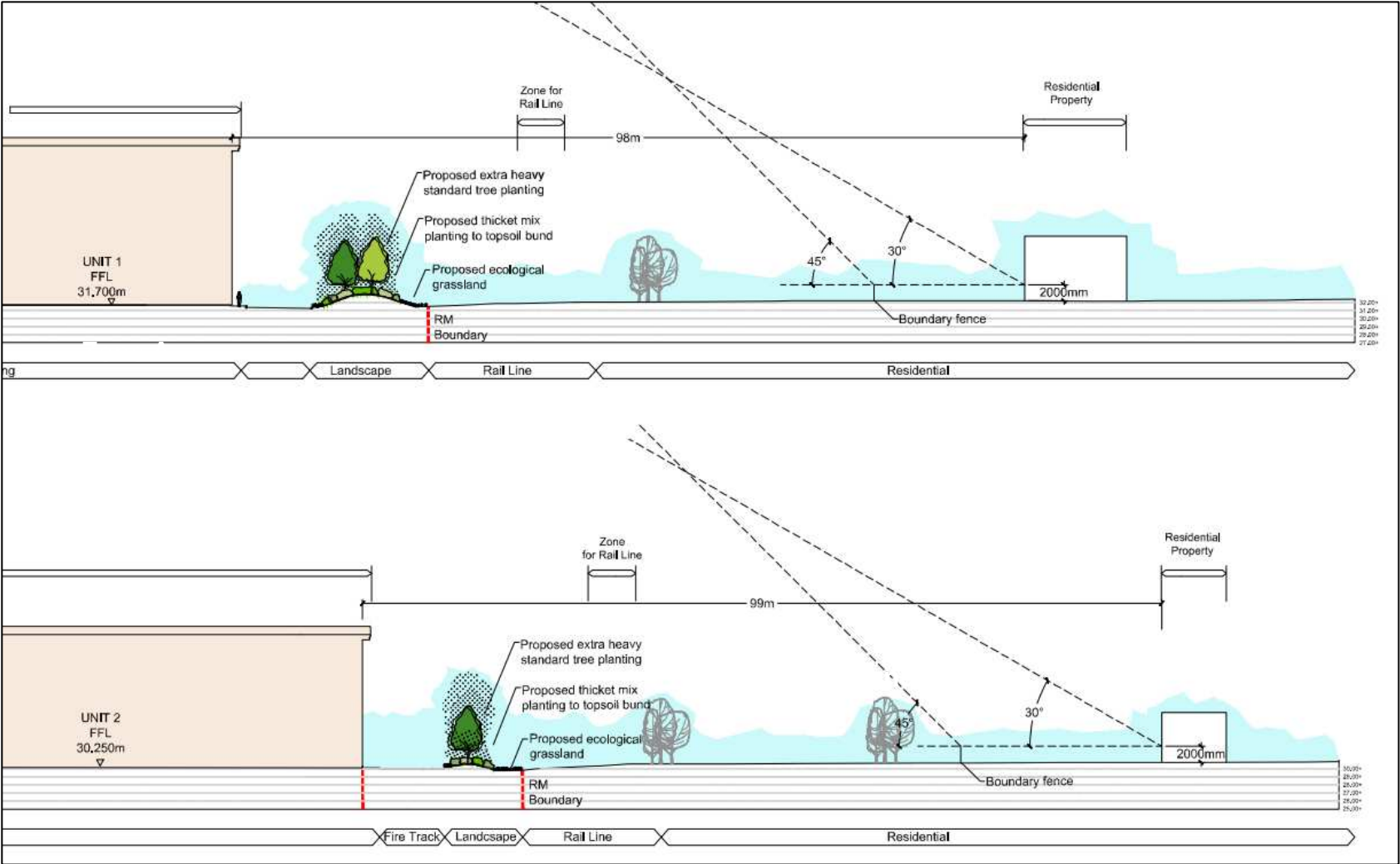




# Landscaping



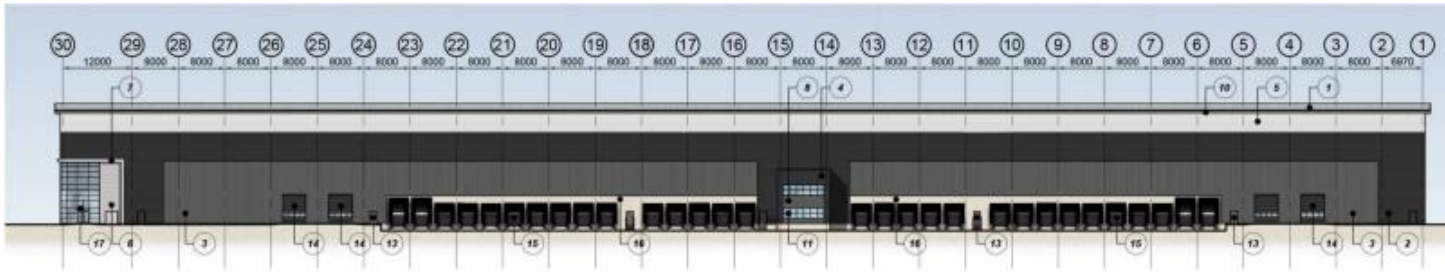
# Northern boundary





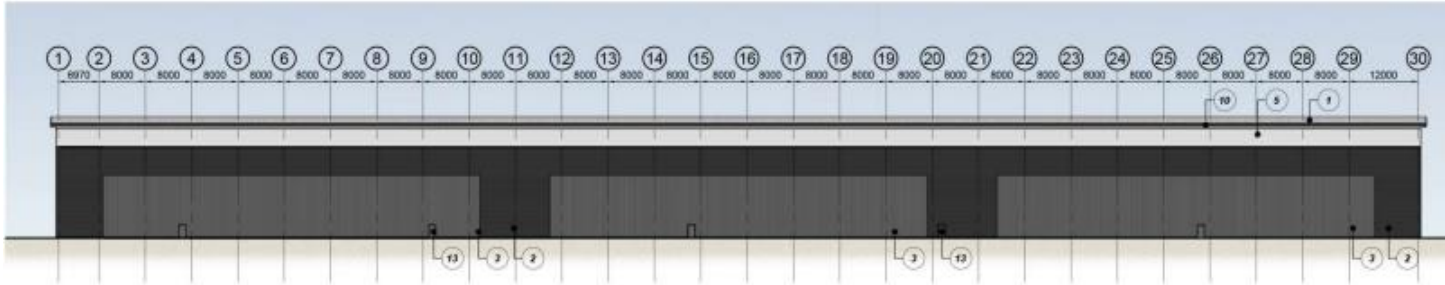
# Unit 1

A



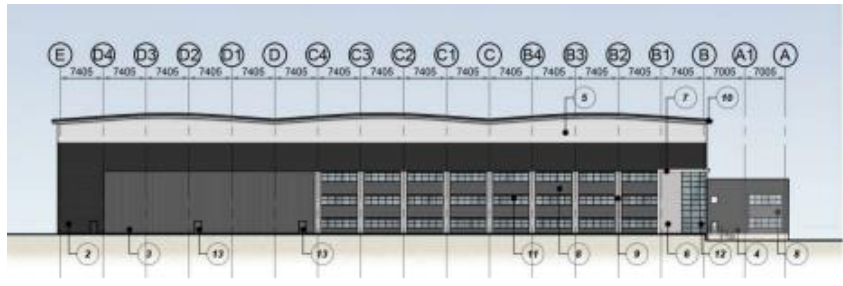
Eastern Elevation Scale 1:500

B



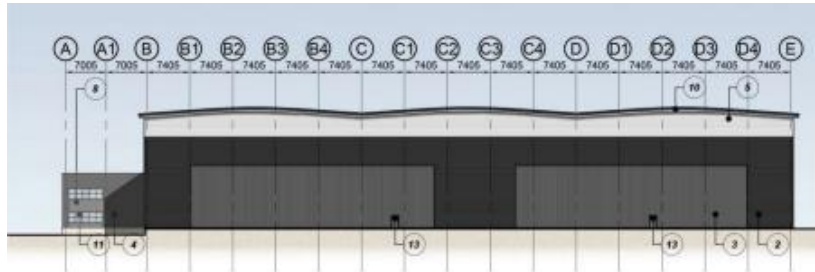
Western Elevation Scale 1:500

C



Southern Elevation Scale 1:500

D

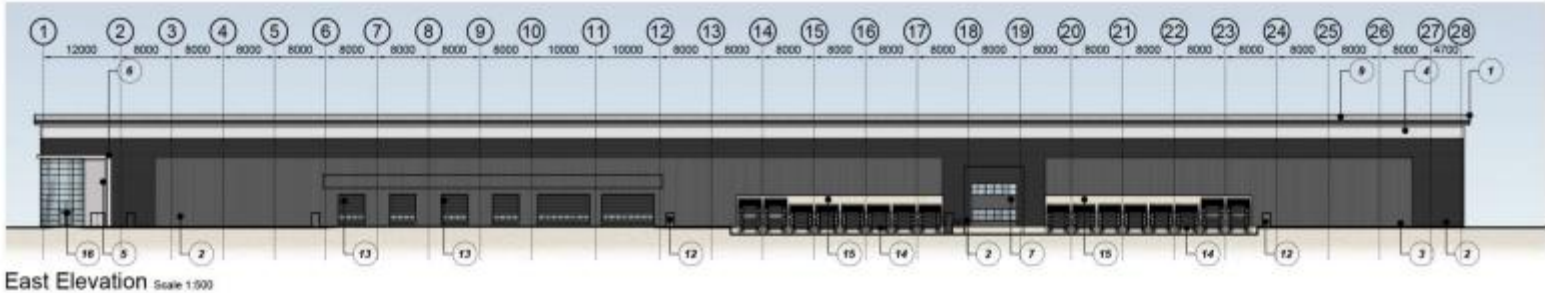


Northern Elevation Scale 1:500

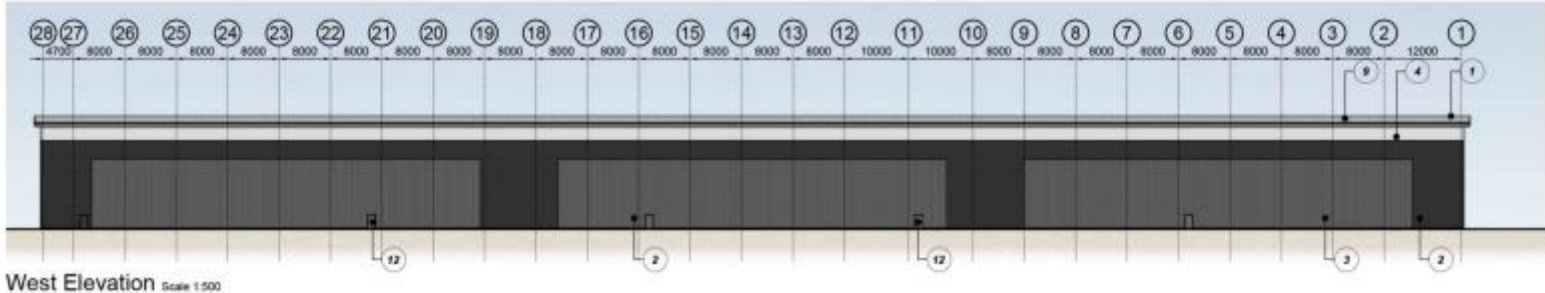


# Unit 2

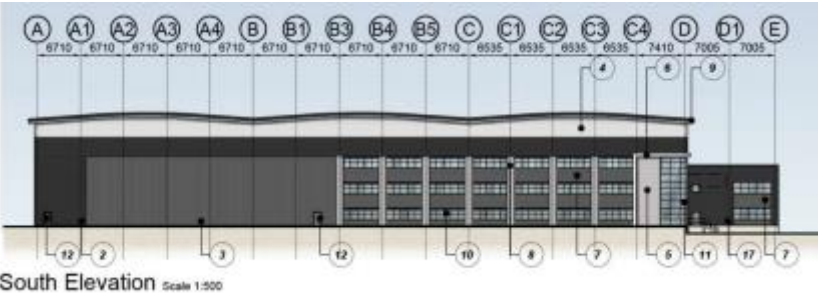
A



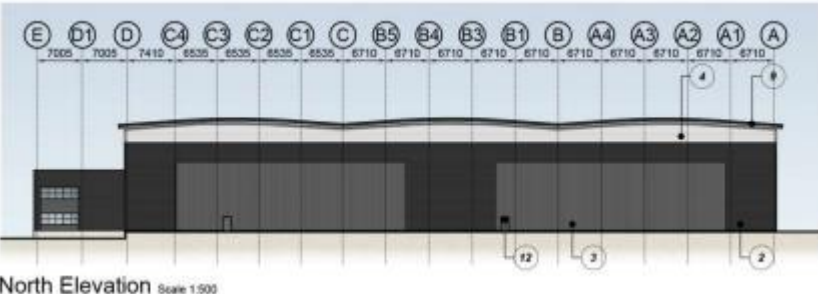
B



C



D

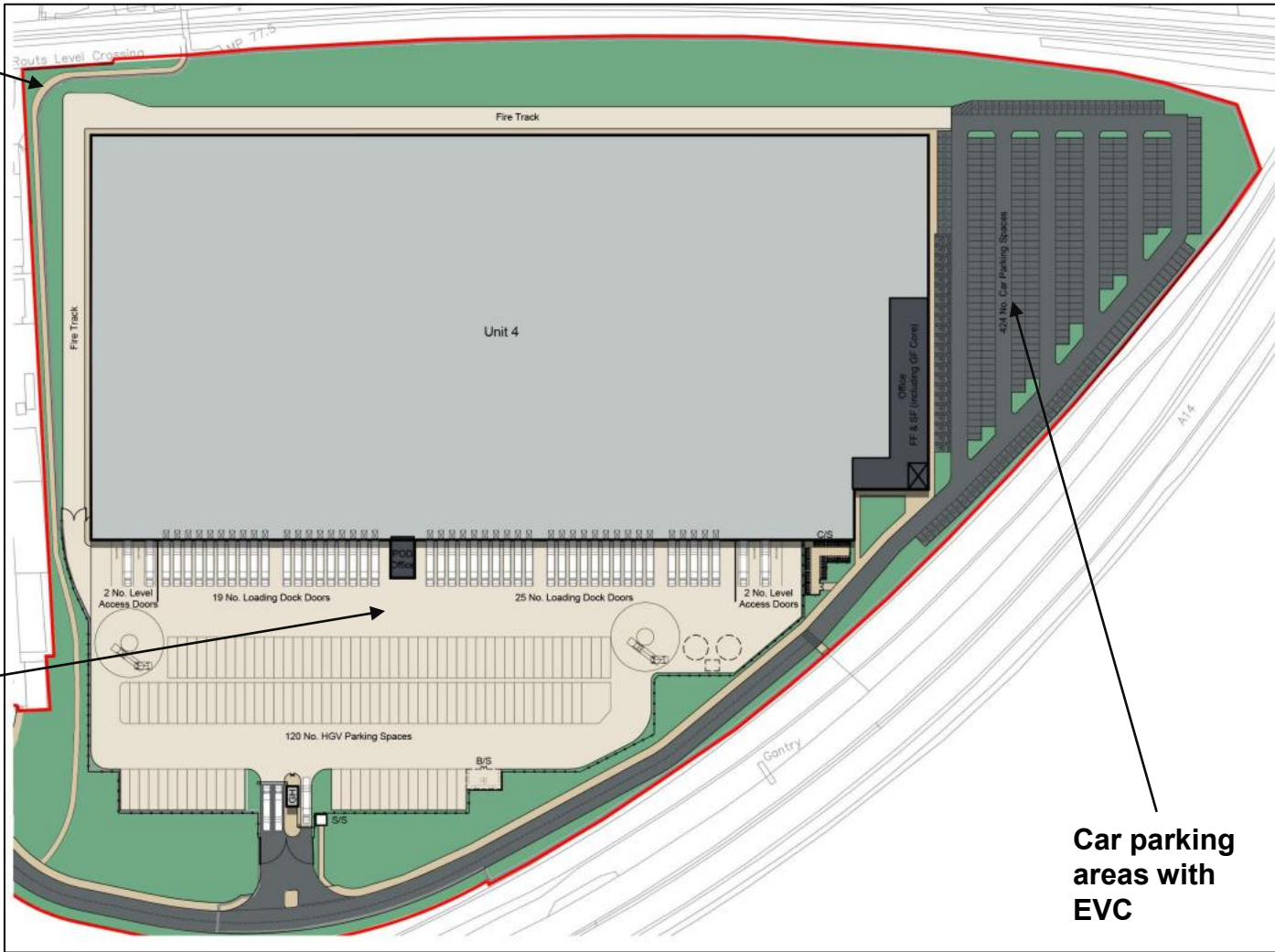




# Phase Two

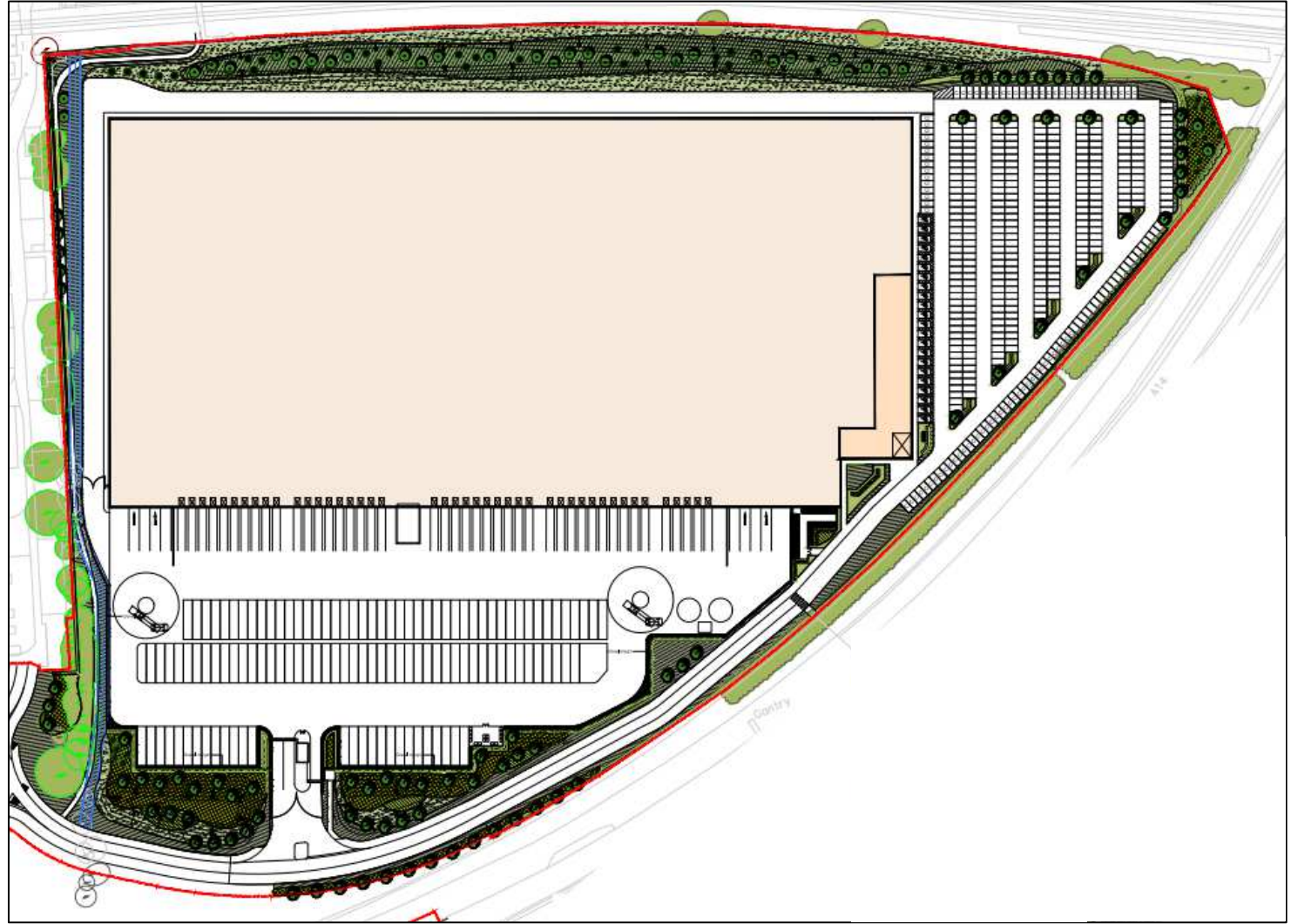
Diverted  
PROW  
footway/  
cycleway

HGV  
service/  
parking  
areas



Car parking  
areas with  
EVC

# Landscaping

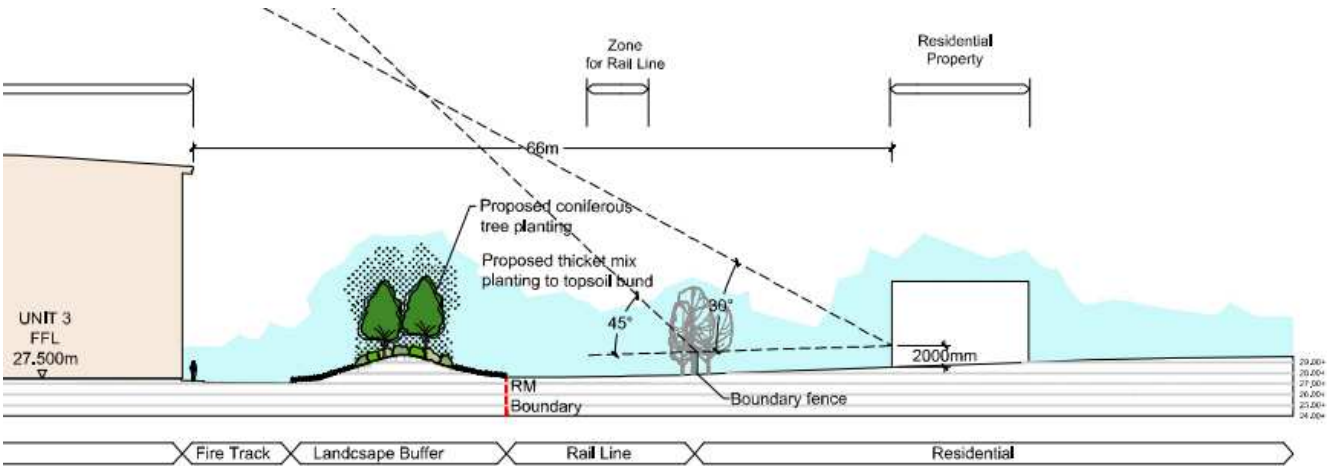




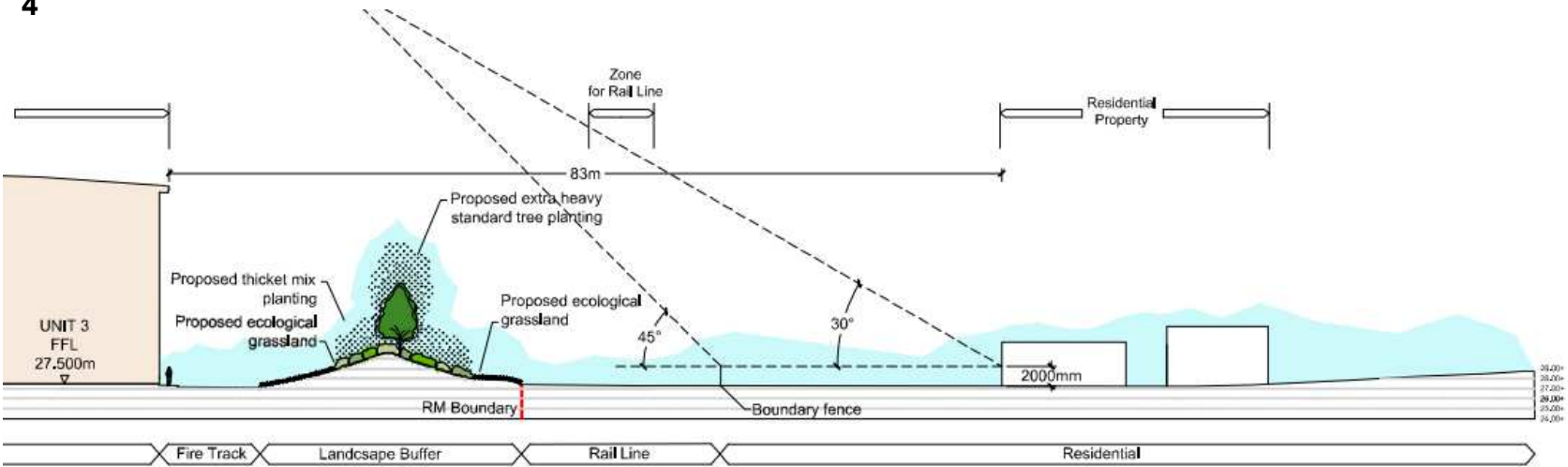
# Northern boundary



3



4



# Unit 4



South Eastern Elevation Scale 1:500



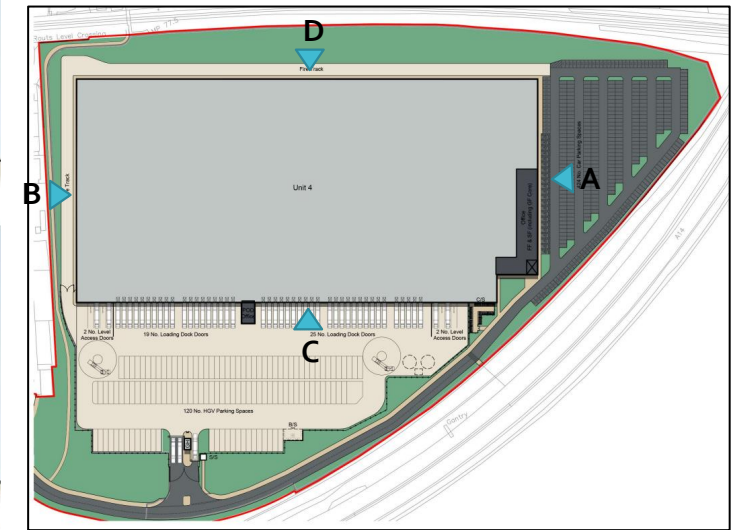
North Western Elevation Scale 1:500



South Western Elevation Scale 1:500









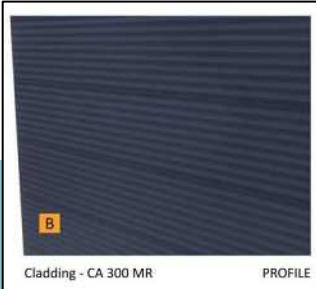
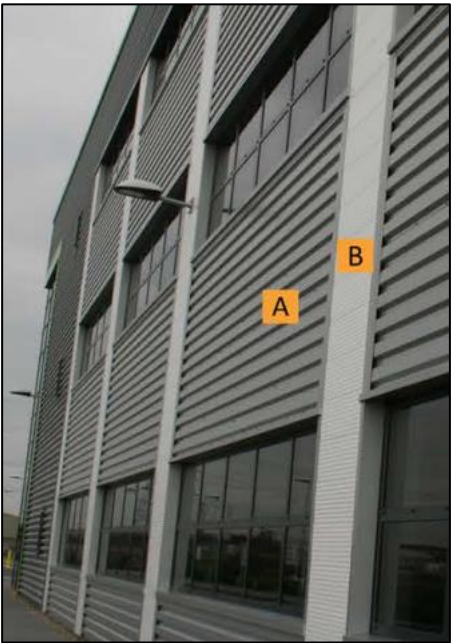
North Eastern Elevation Scale 1:500





# Materials

WALL CLADDING	1		RAL 7038	Roof profiles cladding system
	2		RAL 000 50 00	Horizontally Laid trapezoidal profiled wall cladding
	3		RAL 9006	Horizontally Laid micro rib cladding pannel
	4		RAL 7016	Horizontally Laid trapezoidal profiled wall cladding
	5		RAL 9003	Eaves and verge flashing
	6		RAL 9003	Eaves and verge flashing



# Visualisation





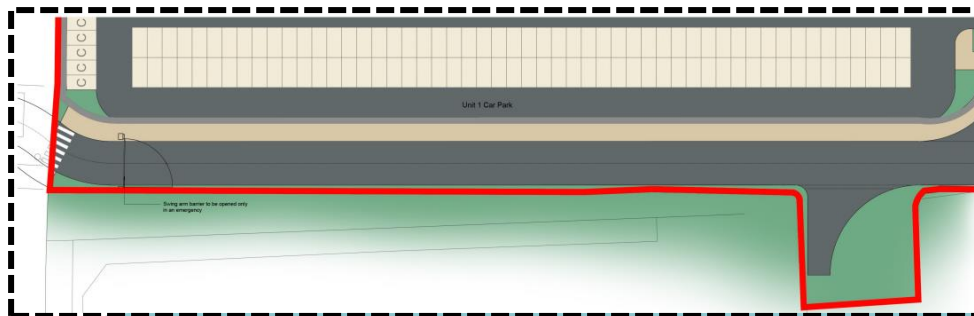
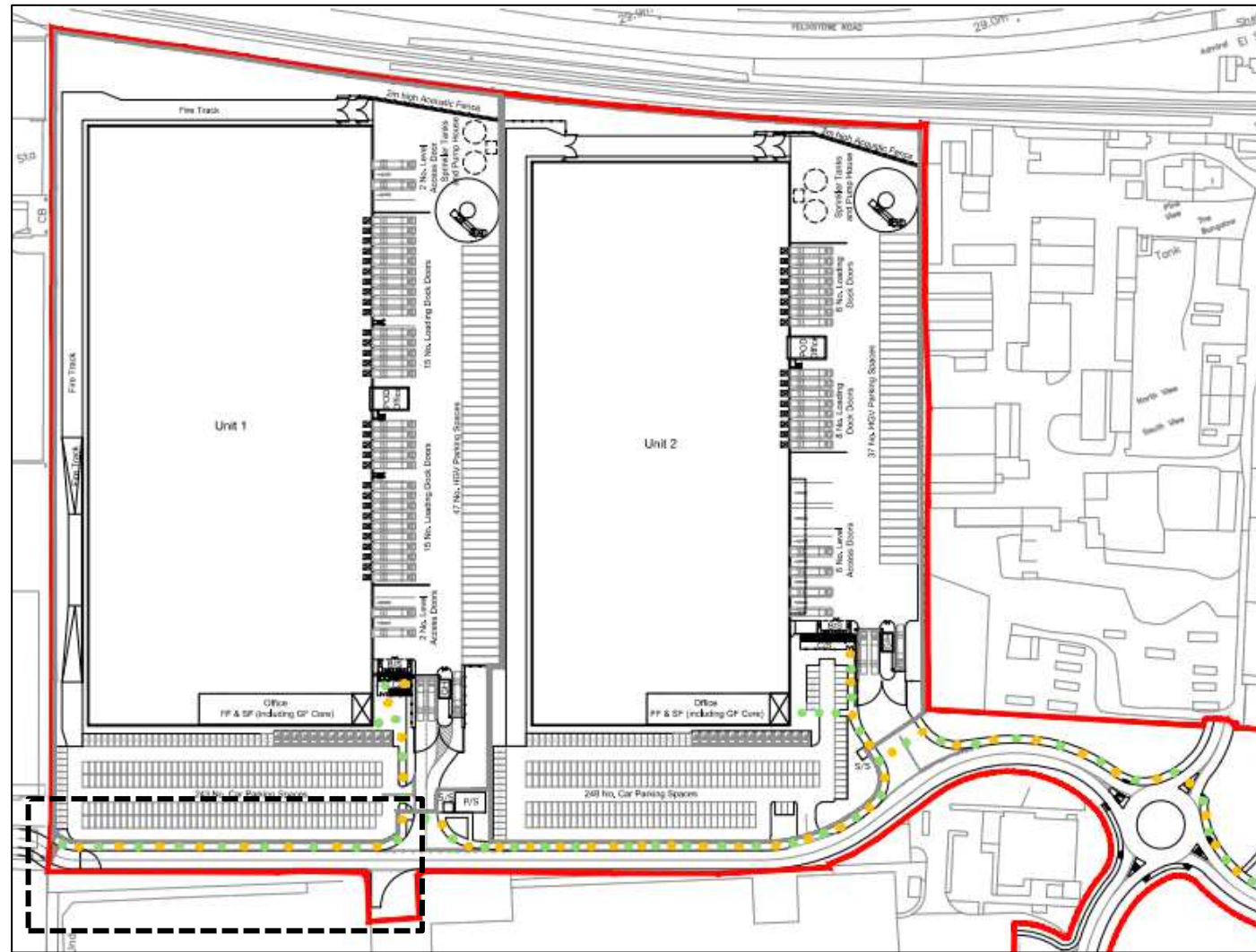
# Vehicular entrance

- Additional 15 trips in morning peak hour (08:00 – 09:00) over Outline
- Additional 13 trips in the afternoon peak hour (17:00 – 18:00) over Outline
- Total 162 movements during morning peak hour (08:00 – 09:00)
- Total 139 movements during afternoon peak hour (17:00 – 18:00)



# Phase One

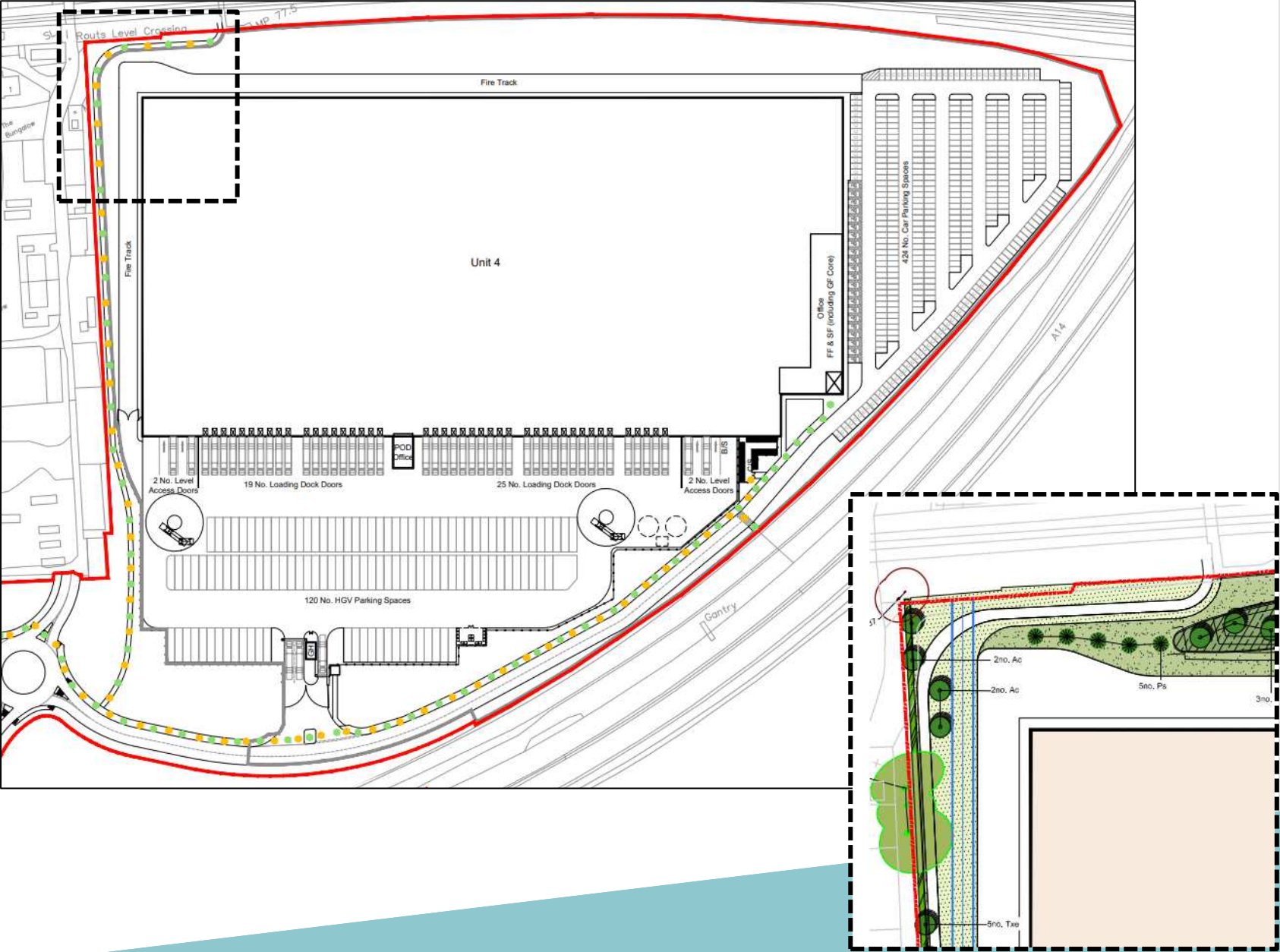
## pedestrian/cycle access





- Pedestrian route
- Cycle route



# Phase Two pedestrian/cycle access




-  - Pedestrian route
-  - Cycle route

# Main considerations

## Impacts

- Scale and amount of development.
- Light, dust and noise impacts on existing dwellings.
- Height of proposed buildings in relation to existing dwellings.
- Visual impact on Suffolk Coast and Heaths AONB.
- Increased use of 'Shepperd' and Dog level-crossings.

## Benefits

- Fulfilment of Local Plan employment allocation in accordance with policy.
  - High quality design to BREEAM 'very good' standard (including PV, ASHP and EVC).
  - Pedestrian/cycle linkage to neighbouring employment area (Ransomes).
  - Integration and enhancement of existing PROW.
  - A14 vehicular access improvements.
  - Creation of 1,180 new long-term employment opportunities.
  - Creation of 300 construction jobs over two year build program.
- 



# Recommendation

**APPROVE** subject to the following planning conditions:

1. Approved drawings (as submitted);
2. Materials (as submitted);
3. Alterations to existing access (completed pre-occupation);
4. External lighting scheme (completed pre-occupation);
5. Environmental mitigation measures (compliance);
6. Surface water drainage details (submission pre-commencement);
7. Implementation of approved surface water drainage strategy;
8. Surface water drainage verification report (submission on completion);
9. Construction surface water management plan (submission pre-commencement);
10. Complete vehicle manoeuvring/ parking/ charging areas (pre-occupation);
11. Complete Lytham Road pedestrian/ cycle access (pre-occupation);
12. Complete diversion of PROW (pre-occupation);
13. Implementation of landscaping scheme (first planting season);
14. Protective tree fencing details (submission pre-commencement);
15. Retention of existing trees (compliance);
16. Noise mitigation measures (compliance);
17. Noise validation report details (submission pre-commencement);
18. Foul drainage strategy details (submission pre-occupation);
19. Construction management plan (compliance);
20. Waste storage area details (submission pre-occupation).

# Outline/ Reserved matters masterplan overlay





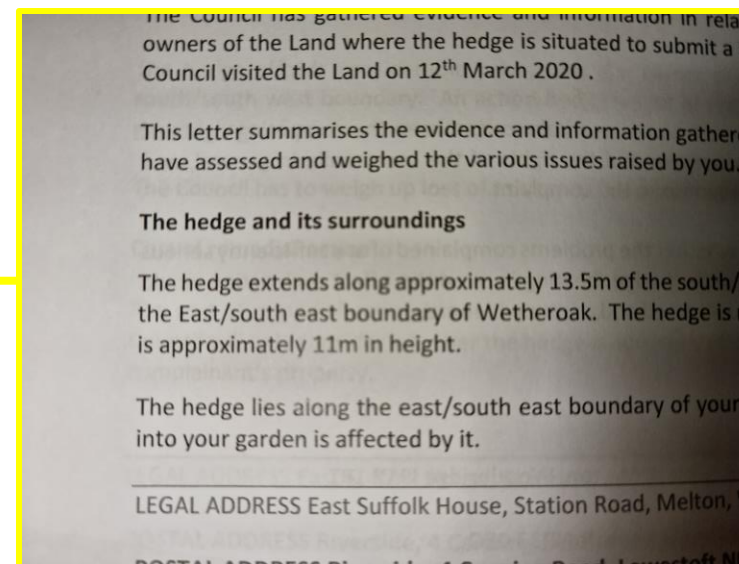
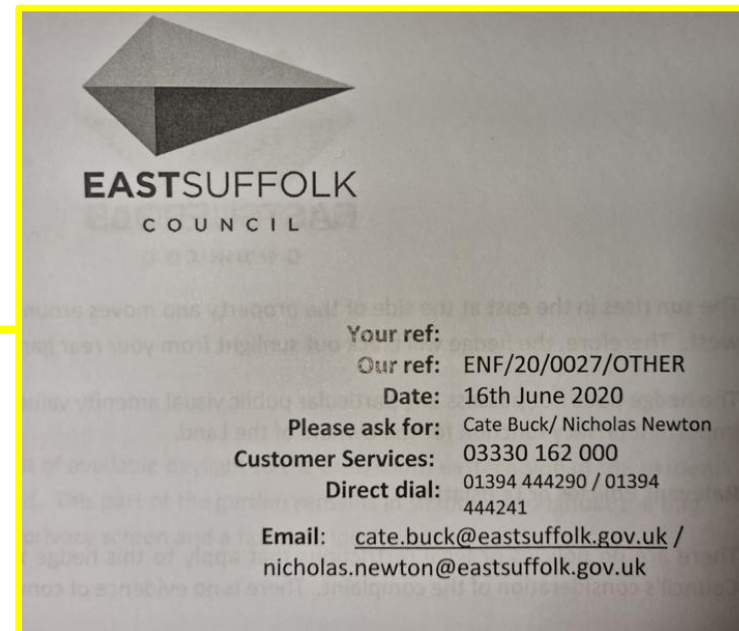
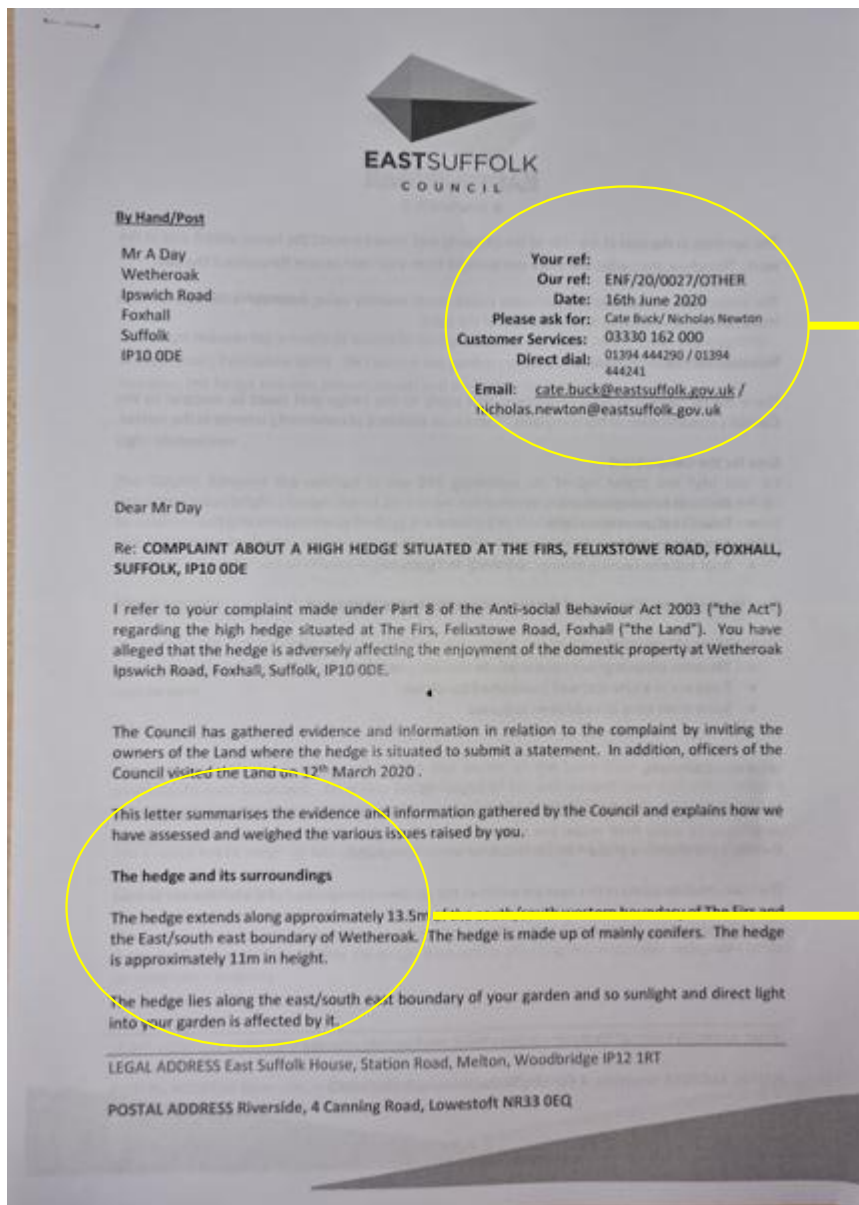


21 m to Haunch as per original  
planning application



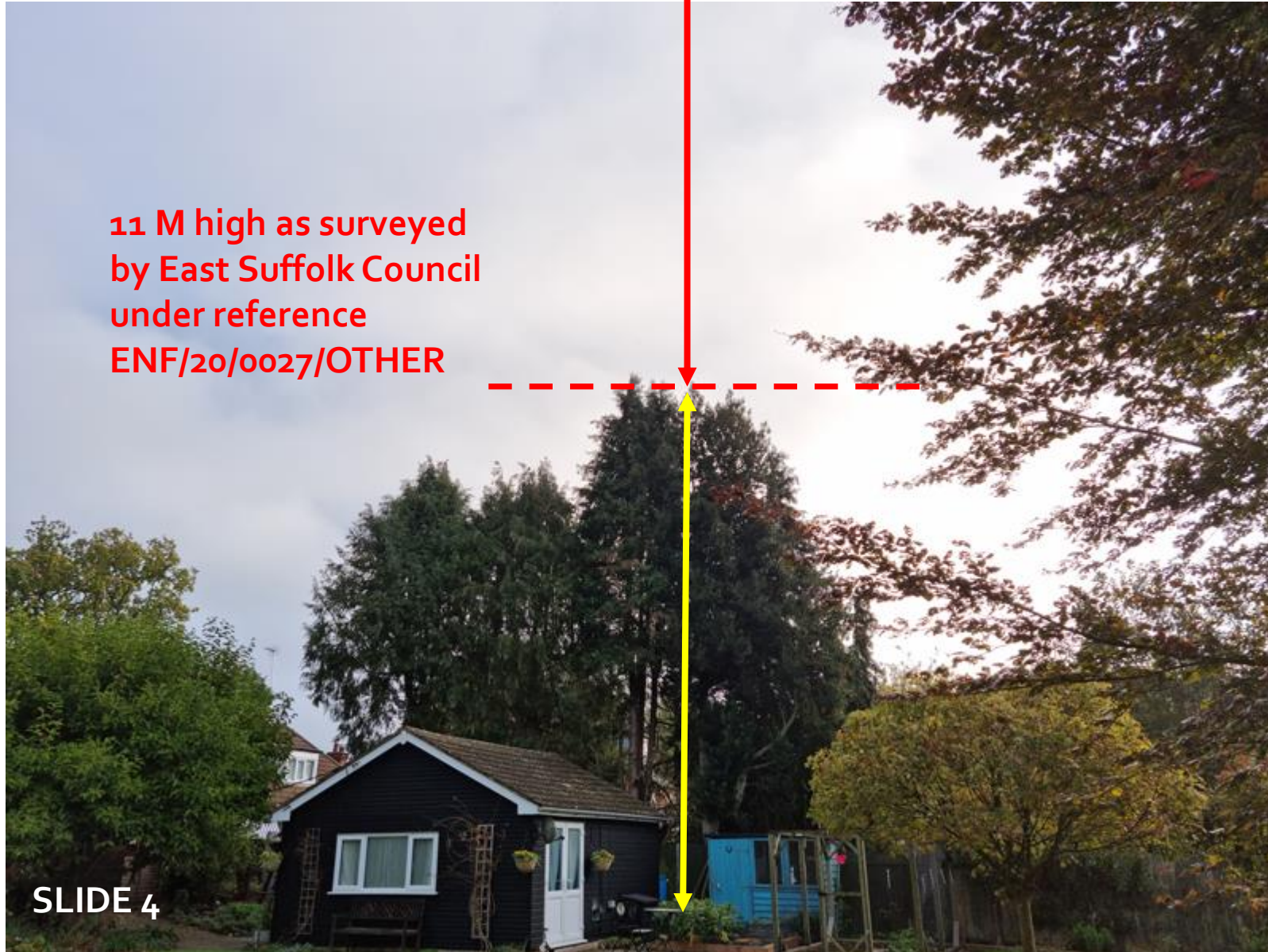
SLIDE 2





Estimated 21 meters  
height

11 M high as surveyed  
by East Suffolk Council  
under reference  
ENF/20/0027/OTHER



SLIDE 4



