

# HUBBARDS SITE, FUTURA PARK, IPSWICH





PROPOSED B2/B8 UNIT

# **OVERVIEW**

# **CLIENT**

AguiGen (Nacton) LLP

### **SECTORS**

Commercial Warehousing & Distribution

### **LOCATION**

Ipswich, Suffolk

# **PLANNING AUTHORITY**

**Ipswich Borough Council** 

# **HIGHWAY AUTHORITY**

Suffolk County Council

# **PROJECT TEAM**

Blenheim Consultancy Services Ltd

# **PROJECT MANAGER**

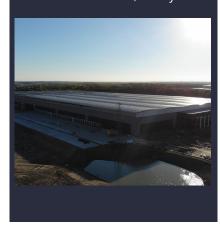
Ian Bryant

# **PROJECT DIRECTOR**

John Hopkins

### **RELATED PROJECTS**

Cowthick Plantation, Corby



# **PROJECT**

We were instructed by AquiGen (Nacton) LLP to support a planning application for a proposed warehousing and distribution development on land at Futura Park, Ipswich. The site benefitted from an existing hybrid planning permission for the wider Futura Park masterplan for 62,274m<sup>2</sup> of employment and retail floor space.

# **APPROACH**

To support the planning application, which sought to increase the existing floor area allocated to the site, from 6,000m² to 7,434.27m², extensive pre-planning scoping discussions were undertaken, culminating in the production of a Transport Assessment.

Of key concern to the Highways Officers was the location of the access arrangement in relating to the surrounding existing and consented accesses. To demonstrate the appropriateness of the access, further technical drawings, vehicle tracking and detailed modelling analysis was undertaken following the submission of the application. This further information was provided followed by detailed discussions with the approving officers.

### **OUTCOME**

Following the submission of the further technical information, the Highways Officers removed their objection to the scheme and subsequently the planning application was grated planning consent in April 2020.

Following the grant of planning consent, we have been further instructed to aid in the discharge of planning conditions such as the production of a full Travel Plan and Staff Travel Pack.

