

HUBBARDS SITE, FUTURA PARK, IPSWICH

OVERVIEW

CLIENT

AquiGen (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



PROPOSED B2/B8 UNIT

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 62,274m² 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 granted 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.

