

# LIDL DISCOUNT FOODSTORE, FUTURA PARK, IPSWICH

## OVERVIEW

### CLIENT

AquiGen (Nacton) LLP

### SECTORS

Retail

### LOCATION

Ipswich, Suffolk

### PLANNING AUTHORITY

Ipswich Borough Council

### HIGHWAY AUTHORITY

Suffolk County Council

### PROJECT TEAM

Freeths LLP

### PROJECT MANAGER

Ian Bryant

### PROJECT DIRECTOR

Julian Clarke



## PROJECT

We were instructed by AquiGen (Nacton) LLP to support a planning application for a proposed relocation of a Lidl Discount Foodstore onto land at Futura Park, Ipswich. The site forms the final development on the park, which contains retail, industrial and commercial units.

## APPROACH

To support the planning application, which sought to relocate and enlarge a Lidl store from an adjacent District Centre site to provide an enhanced retail environment and relieve the car parking congestion currently experienced in the District Centre car park. The submitted Transport Assessment included a number of scenario tests relating to differing uses of the existing store, following the relocation to the new site.

Of key concern to the Highways Officers was the capacity of the access junction into Futura Park and pedestrian linkages between the existing District Centre and the new store location on Futura Park. To promoted integration between the two sites a traffic signal controlled crossing was relocated to better reflect the desire line between the two sites and highway capacity assessment was utilised to demonstrate that the development did not have a material impact on the operation of the access junction, above that previously consented for the site.

## OUTCOME

Following the submission of the technical information, the Highways Officers removed their objection to the scheme and subsequently the planning application was granted planning consent in August 2021.

## RELATED PROJECTS

Futura Park Units 7 and 3

