

PD13522/CWB/LH/RM

email: [lauren.hawksworth@montagu-evans.co.uk](mailto:lauren.hawksworth@montagu-evans.co.uk)  
[craig.blatchford@montagu-evans.co.uk](mailto:craig.blatchford@montagu-evans.co.uk)  
[rachel.mcgall@montagu-evans.co.uk](mailto:rachel.mcgall@montagu-evans.co.uk)

28 July 2021

Development Management  
Babergh District Council Planning Department  
Endeavour House  
8 Russell Road  
Ipswich  
IP1 2BX

Dear Sir/ Madam,

**SIEMENS HEALTHINEERS, CHILTERN INDUSTRIAL ESTATE, NORTHERN ROAD, SUDBURY, CO10 2XQ  
APPLICATION FOR FULL PLANNING PERMISSION  
TOWN AND COUNTRY PLANNING ACT 1990 (AS AMENDED)**

On behalf of our Client, Siemens Healthineers (the 'Applicant'), we submit an application to Babergh District Council for full planning permission for the demolition of existing lobby and canopy, and construction of an extension to the existing building at the Chiltern Industrial Estate, Northern Road, Sudbury, CO10 2XQ (the 'Site').

The application has been submitted via the planning portal, under reference PP-10038232, and comprises the following documents:

- Completed Application Form;
- Pre-requisite Application Fee;
- Covering Letter (this Letter);
- Design and Access Statement, prepared by Roberts Limbrick Architects; and
- Application Drawings, prepared by Roberts Limbrick Architects.

**Site and Surroundings**

The Site is located within Chiltern Industrial Estate, situated on Milner Road, to the east of the A134 Northern Road. The Site is situated circa 1.5km east of Sudbury Town Centre, and falls within the administrative area of Babergh District Council.

The Site comprises the existing manufacturing facility which designs and assembles specialist instrumentation for laboratories and hospitals, comprising approximately 16,000sqm factory and 3400sqm office space.

The Site can be accessed via Milner Road with vehicular parking to the south of the building. The existing car park currently provides a total of 93 parking spaces. The A134 is located directly to the west of the Site and forms part of the town's northern by-pass and the central spine road to the wider Industrial Estate.

The Site has good public transport accessibility with bus stops located circa 150metres to the south and 200 metres north of the Site, providing bus services to Sudbury, Great Cornard and Nayland.

The Site is located within an existing employment allocation (as designated in the adopted Local Plan (2014)), as such, surrounding uses to the Site comprise primarily of commercial and industrial uses associated with the wider industrial area.

The Site is located in Flood Zone 1, which indicates a 'Low Probability' of flooding. Land immediately surrounding the Site falls in Flood Zones 2 and 3 (see below Flood Zone Map).

The Site is not located within a conservation area, and does not contain any listed buildings.

### **Planning History**

We have undertaken a review of the planning history for the Site, and set out below a summary of the relevant history.

- On 24 December 1987 planning permission (Ref. B/87/01318) was granted for the erection of a single storey rear extension for storage of goods.
- On 09 June 1999 planning permission (Ref. B/99/00399) was granted for the removal of part existing roller shutter door and insertion of profiled steel sheeting.
- On 21 September 2005 planning permission (Ref. B/05/01224) was granted for the erection of a 1.8 metre high security fence.

### **Proposed Development**

Siemens Healthineers is a worldwide leading medical company with over 120 years of experience in providing innovative technologies and services in the areas of diagnostic and therapeutic imaging, laboratory diagnostics and molecular medicine as well as digital health and enterprise services.

At Siemens Healthcare Diagnostics, Sudbury, the company design and assemble specialist instrumentation for laboratories and hospitals around the world to do quick blood and urine analysis. Siemens are responsible for the manufacturing of blood gas consumable cartridges, reagents and sensors along with all support services. In addition, the Finance, HR, Customer Service, Documentation Control, IT Support, Administration, Facilities and Quality departments are also located at the Site.

Siemens Healthcare Diagnostics have also recently participated in the production of ventilators during the Covid19 pandemic.

As part of Siemen's ongoing operations the Company regularly host existing and potential customers to discuss product developments and demonstrate the latest equipment. The Company have recently committed to continued manufacturing in Sudbury and as a result are now investing further into the facility to enhance the customer experience. Siemens are

therefore seeking to rationalise and upgrade the existing factory space to include improvements to the ground floor entrance and reception space.

As a result, the proposed development seeks full planning permission for the demolition of the existing lobby and canopy, and construction of a two storey extension to the south west of the existing building to provide an enhanced visitor lobby and reception area to the building in line with the substantial investment and upgrade works to the Site.

The proposed extension will be 5.5 metres in height and will result in an increase in circa 55.4sqm GIA of floorspace, which will comprise of a new lobby area, lift/ stairs and storage area. For completeness, all other refurbishment works are internal only and do not require planning permission.

It is expected that the extension to the building will result in the loss of 2 parking spaces which is considered to be de minimis in the context of the overall parking provision on Site. The total number of parking spaces following the extension to the building will be 91 spaces.

It should be noted that there will be no increase in the number of staff employed, or number of visitors to the Site as a result of the proposed development.

It is anticipated that following on from the Covid-19 Pandemic staff will be expected to work from home approximately 2 days a week, and as a result the anticipated parking requirements are likely to reduce. There will therefore be more than sufficient vehicle parking available for the Site.

### **Planning Policy Context**

The Statutory Development Plan for the Site comprises the Babergh Core Strategy & Policies (Part 1 of New Babergh Local Plan) (2014), and the Babergh Local Plan Alteration No.2 (2006).

The Council are in the process of reviewing their Local Plan and working towards the preparation of a Joint Local Plan with Mid Suffolk District Council. In November 2020 the Council's issued their Joint Local Plan (JLP) Pre-submission document (Regulation 19) for consultation, and following this the JLP was formally submitted to the Secretary of State for independent examination in March 2021. Stage 1 Hearing sessions are scheduled to take place in September 2021.

The Site is allocated in the adopted Local Plan (2006) as an Employment area, and within the Emerging JLP as a Strategic Employment Site (2020). Further assessment is provided below.

### **Planning Assessment**

#### Employment Areas

The Site is allocated in the adopted and emerging Local Plan for Employment Land. Policy EM02 of the adopted Local Plan (2006) confirms that on sites identified as General Employment Areas, planning permission will be granted for

employment related development in principle. This will include the relocation of existing businesses from residential areas where these would be better located alongside other employment generating activities. Exceptions to this policy will include proposals likely to have an adverse impact on town (or village) centre vitality and viability. Proposals able to demonstrate a positive effect on town (or village) centre vitality and viability will be permitted.

Policy SP05 of the emerging Joint Local Plan confirms that in order to support and encourage sustainable economic growth, and ensure a continuous range and diversity of sites and premises are available to meet current and potential future economic needs, the strategic employment sites (as identified on the policies map) shall be protected and their proposed expansion supported in principle.

The proposals seek to retain the prevailing employment use of the Unit and enhance the existing facilities of the building through the internal rationalisation of space and creation of a high quality entrance lobby and reception area through a small extension.

The proposals will contribute to enhanced employment facilities in addition to ongoing investment into the employment area. As such the proposals are considered to fully accord with adopted Policy EM02 and emerging Policy SP05.

#### Design

The proposals seek to provide a high quality modern design through the creation of a double height entrance lobby to the building. The design is contemporary in nature featuring grey brick, composite metal cladding and a glazed canopy to provide a high quality finish to the extension.

The proposals are proportionate in their size and relate well to the existing building. To the extent that the proposed building would be seen, the extension is situated on an area of open car parking which is screened by existing trees and vegetation to the A134 to the west. The proposal will be an impressive new entrance feature, signalling new investment in this established employment area.

Further details of the proposed materials and finish of the extension are included within the Design and Access Statement, prepared by Roberts Limbrick Architects.

#### Transport

The proposal to remove and replace the existing entrance lobby will result in the loss of 2 parking spaces, which is considered to be de minimis in the context of the overall parking provision on Site.

As discussed above, there will be no increase in the number of staff employed, or the anticipated number of visitors to the Site. Furthermore, it is anticipated that staff will be expected to work from home approximately 2 days a week following the Covid-19 Pandemic (across Siemens Healthineers sites), and as a result the anticipated parking demand is likely to reduce. As such we conclude the proposals are acceptable in highways terms.

Flood Risk

The proposals are located within Flood Zone 1, which have a less than 1 in 1,000 annual probability of river or sea flooding. In light of this, we conclude that a Flood Risk Assessment is not required to support the application.

**Closing**

The application is submitted via the planning portal and the relevant application fee of £462.00 has been paid via the planning portal.

We trust that you have sufficient information to validate the application, and I look forward to hearing confirmation of this in due course.

However, if you do have any queries or require any additional information, please do not hesitate to contact Lauren Hawksworth ([lauren.hawksworth@montagu-evans.co.uk](mailto:lauren.hawksworth@montagu-evans.co.uk)), Craig Blatchford ([craig.blatchford@montagu-evans.co.uk](mailto:craig.blatchford@montagu-evans.co.uk)) or Rachel McGall ([rachel.mcgall@montagu-evans.co.uk](mailto:rachel.mcgall@montagu-evans.co.uk)) at these offices.

Yours faithfully,



**Montagu Evans LLP**

Enc.