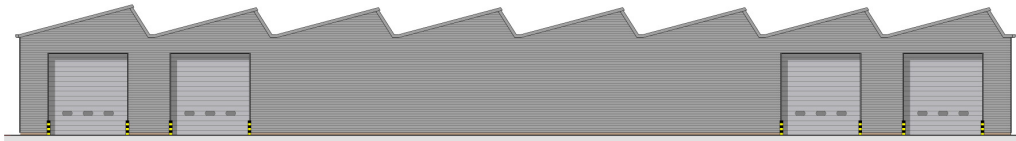


**Proposed New Building at Cherrygate Farm, off the A140 Ipswich Road, Mendlesham,  
Stowmarket, Suffolk, IP14 5NE.**

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**FOR SUPERSIPS LTD.**



**PLANNING  
STATEMENT**

**Anglia Design**

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## **INTRODUCTION**

This report is to be read in conjunction with the enclosed planning application. The report will outline the design choices made and various decisions which have been formed during the preparation of the planning application for the proposed fabrication building at Cherrygate Farm.

## **PLANNING APPLICATION**

A formal full planning application has been submitted to construct a proposed fabrication building at Cherrygate Farm, Norwich Road, Mendlesham for SuperSips Ltd.

## **INSTRUCTIONS**

Anglia Design LLP, Architects, have been employed by SuperSips Ltd. who are the present owners of the Cherrygate Farm site as outlined in red to investigate the possibility of gaining planning permission for the proposed fabrication building.

## **EXISTING LOCATION & HISTORY**

Cherrygate Farm comprises approximately 3.1ha of land to the west of the A140, where direct access is taken from. The A14 and Needham Market lie approximately 7 miles to the south of the property, where strategic connection is made to the UK's other major roads; the market town of Ipswich being approximately 15 miles to the south east, with the port of Felixstowe just beyond.

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There are 12 no. buildings on site of varying ages, scales, and forms. One of the buildings is permitted as a dwellinghouse (with agricultural tie) but it is understood that this building was used as an office ancillary to the current/historic use and has been for several years. A number of buildings are of poor condition but with investment can be repaired and brought back into use to support the proposed development. This application concentrates on a new building to the western boundary of the site.



**Proposed Site Plan**

**Proposed New Building at Cherrygate Farm, off the A140 Ipswich Road, Mendlesham,  
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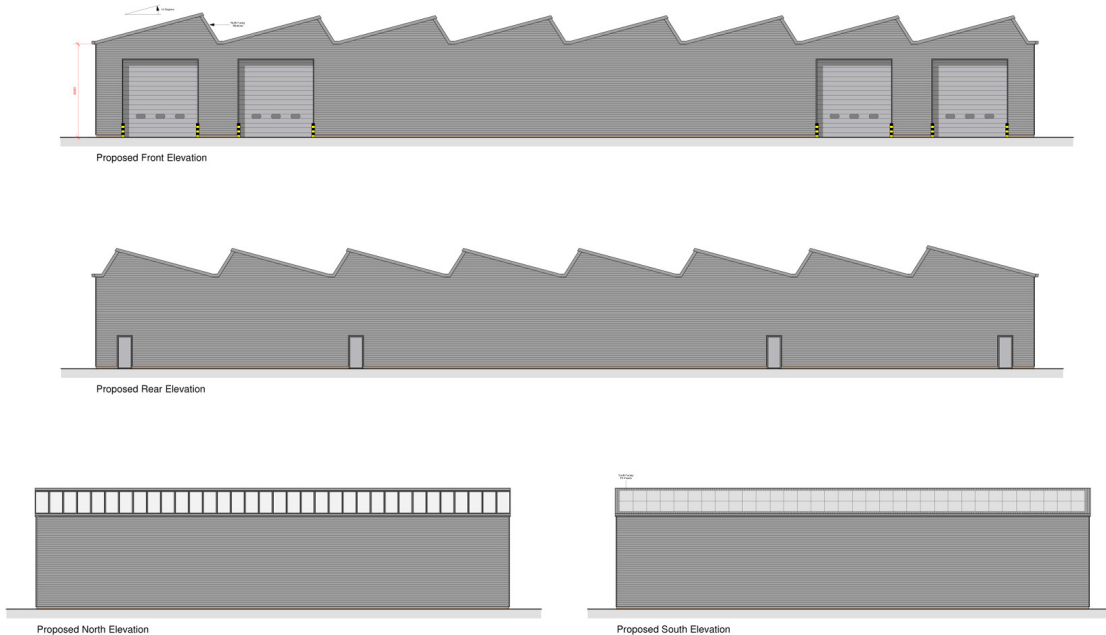


**Existing Location Plan**

**PROPOSED DEVELOPMENT**

A formal planning application has been submitted to create a new fabrication building with a footprint area of 1,871 sq.m. The proposed building will be constructed with a steel portal frame with a north light truss roof. Externally the building will be clad in plastic faced steel sheeting to match the buildings located close by. The building will be very simple with four large up and over access doors and occasional personnel doors and light being provided by rooflights in the north light truss roof.

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**Proposed Elevations**

**PLANNING SITUATION**

The site is located within the countryside for planning purposes. However, it will be explained that the development complies with the development plan when paying regard to the most important policies engaged by the proposal. A residential property shares the same access as the site, and is located adjacent to the east. The occupiers of that dwelling would not be adversely affected by the development.

The site is wholly within Flood Zone 1, where there is a very low probability (less than 1 in 1000 annually) of flooding. The site is not within or adjacent to a Conservation Area (and no listed buildings nearby would be impacted by the development). Nor is it within or adjacent to an Area of Outstanding Natural Beauty, Site of Special Scientific Interest, Air Quality Management Area, Local

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Green Space, Special Landscape Area, or any other area designated locally or nationally for environmental quality. Thus the site is not within or adjacent to any area designated locally or nationally for its environmental quality and the site and its surroundings are not subject to any particular constraint or designation that would lend to a conclusion that the environs are particularly sensitive or vulnerable to change.

Full planning permission is sought for a new fabrication building only. Permission is sought for the owner of the site as the intended occupier who operates as a SIPs manufacturer. The application represents a significant inward investment to the district where the business is looking to expand.

There would be no infringement upon any public rights of way or access. Access would be taken from the A140 highway, as existing.

The business, SuperSIPs, is a long-standing business. It was established in 2011 and has grown year on year since. SuperSIPs provide sales, design, production, manufacture, and delivery of SIPs panels, and associated structural and ancillary items to customers across the UK and beyond.

The business currently employs 22 staff (18 no. FT, and 4 no. PT). It is anticipated that implementation of the proposed fabrication building will generate further jobs accounting for new drivers, factory operatives, and office staff.

The proposed access, which would remain as existing, is considered to be satisfactory to serve the development, having an acceptable impact on the highway with respect to capacity and safety, with good visibility (400m+ in both directions) in excess of the relevant DMRB guidance. The access road is 3m wide and has a hardened surface and is in a good state of repair. The access itself is

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over 90m in length where it joins the A140 and provides both a slip on and slip-off facility for all users of the access. There is also sufficient turning space for large vehicles. Internally, sufficient parking and manoeuvring space is demonstrated on the proposed plans, in accordance with the local parking standards. The proposed use is likely to generate predictable movements spread across the day. The layout of the existing junction with the A140 is excellent and has more than enough capacity to cater for any additional vehicle movements in and out of the new development. It is therefore anticipated that the local highway authority will agree both that the access is safe, and that the development will not pose a severe detriment to flows on the local network. The development would accord with local and national policies in this regard.

Given the current use and presentation of the site and its relationship to surrounding development/environs, it is not a priority or protected species habitat.

As noted, the development would provide the expansion of an existing and successful business and represents an inward investment to the Mid Suffolk district. It will create a number of new jobs, likely to be drawn from the locality, and secures the long-term future of a business. The ongoing benefits relating to the continued business operations and economic activity associated are significant.

All of the above carry an important weighting in the planning balance. The NPPF directs that significant weight should be afforded to these factors.

The development finds in-principle favour with the development plan and accords with it when viewed as a whole; it should be permitted without delay. Furthermore, the development would comply with the policies of the NPPF taken as a whole.

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A grant of planning permission would secure the expansion of an existing business looking to invest in the district. The permission would secure the long-term use and viability of the site in a strategically preferred location on the A140 corridor

**T.E. Linstead BSc A.C.I.A.T.**

**Anglia Design LLP**