

Storage Unit @ The Pod

Old Ipswich Road
Ardleigh

JA Brooks Mechanical Services Ltd

Date December 2023

Planning Statement



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1.0 Introduction

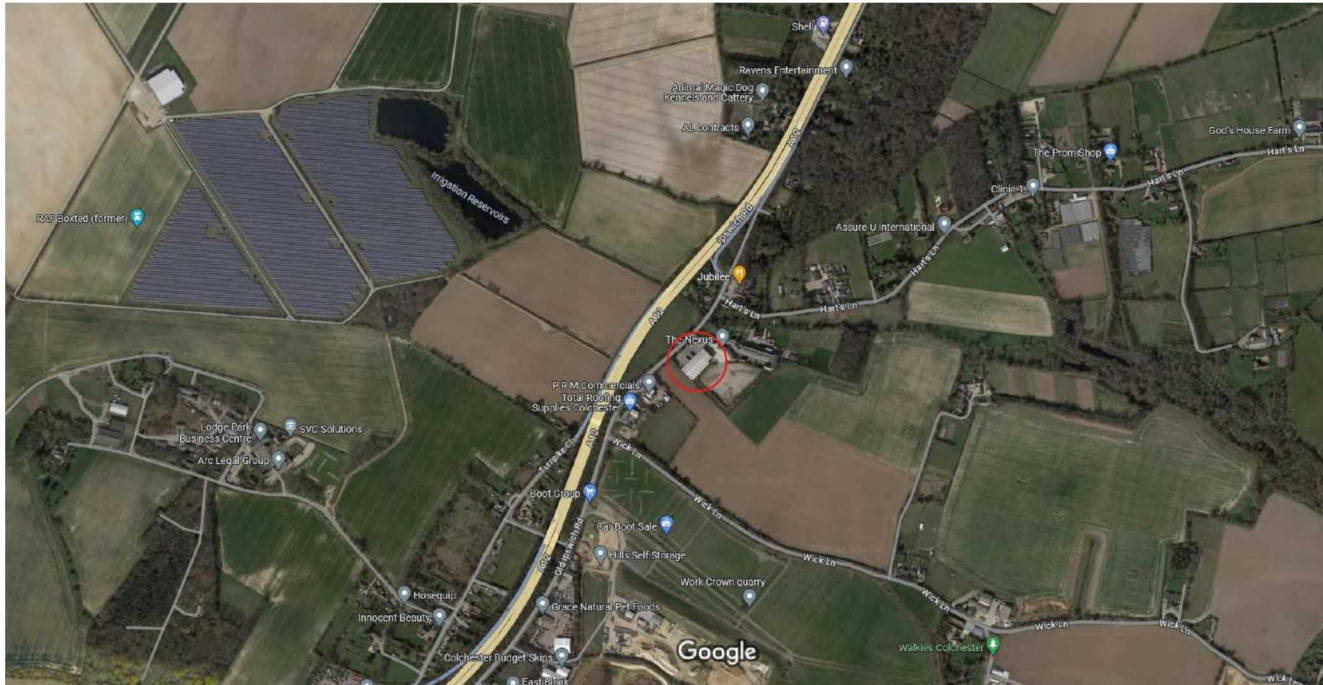
- I. This statement has been prepared by Nixon Architecture Limited on behalf of our client, JA Brooks Mechanical, (the applicant). The statement has been prepared to explain and support the applicant's proposal for a new Storage Unit next to the Workshop at the Pod.
- II. JA Brooks are a company that both designs and manufactures prefabricated pipework for Public and Health services throughout the UK. The building was purchased late 2022 with trading commencing at the Pod in 2023. With the continued growth of the company the existing building no longer provides the capacity to store pipework and fittings and impacts the assembly areas and production.

2.0 The Application Site

- I. The site is located to east of Old Ipswich Road, approximately 1.5 km northeast of the A12 'Crown' Interchange roundabout, and 2.4 km northwest of the centre of Ardleigh. The site currently falls outside of the any local settlement boundary but is deemed to be a sustainable location for commercial development.
- II. The site is bound to the northern boundary by the Blu Barns Business Park, with a cluster of residential plots. Located south of the site are several commercial developments accessed via Old Ipswich Road, highlighting the commercial development pattern of the area. Within the Systematic Business Park, the Nexus Offices sits adjacent. To the rear currently under construction are 22 start Up Offices.
- III. The site is within flood zone one on the Environmental Agency Flood Zone Mapping, so is at the lowest risk to flooding. The site is not within a Conservation Area and there are no heritage assets in close proximity.



IV. The site can be seen in context below.



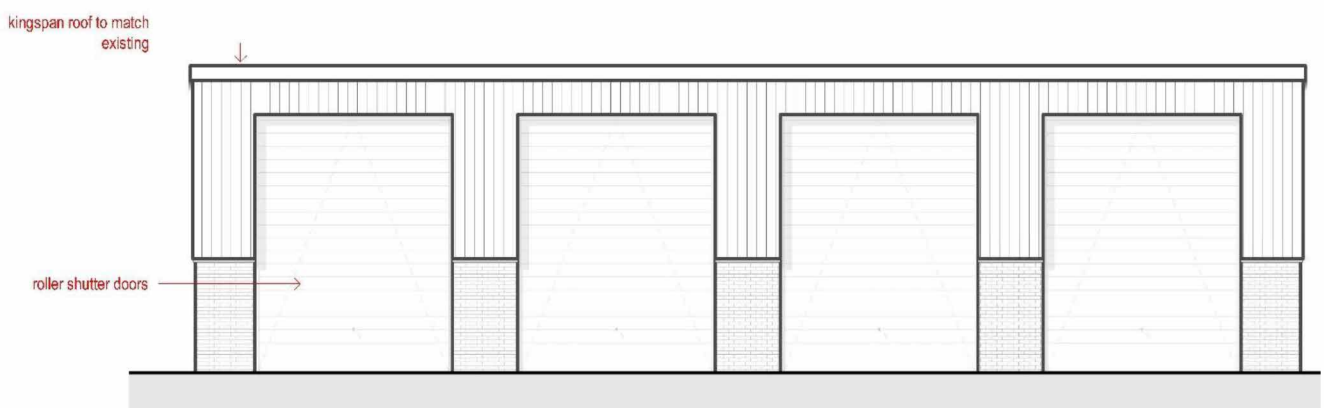
3.0 Planning History

- I. In 2022 we received consent under Planning Approval 22/01340/FUL (*Creation of a new access onto Old Ipswich Road to serve The Freight Centre Loading Dock.*) The additional access was part of the sale agreement prior to purchase.
- II. In 2023 we received consent under Planning Approval 22/01992/FUL (*Proposed first floor office fit-out of existing Freight Centre, to include new building entrance arrangements.*) This was followed with an amendment to the front entrance 23/00146/FUL (Which was never implemented). These works have been completed and the Company has successfully moved into the new premises and have commenced trading.



4.0 Proposals

- I. The scheme involves the proposals for a new storage unit of approx. 130m² positioned within the southwest corner of the site. This is accessed via 4 number roller shutter doors the height of which are designed to allow a forklift access and the manoeuvring and positioning of stock.
- II. The site currently has provision for 15no off-street car parking spaces, and proposals will not affect the current accommodation. All parking spaces provided will achieve a minimum dimension of 5.5 x 2.9m with additional space allocated to disabled use.
- III. Bin storage is positioned to the north of the proposed storage unit which has proximity to the Old Ipswich Road.
- IV. Proposed Materials are broadly like the existing workshop / offices with brickwork at low level, cladding at high level and a Kingspan Roof over.



5.0 Summary and Conclusions

- I. In conclusion the application site offers the opportunity to maximise potential of an unused zone and increase productivity for the business, which is in a sustainable location, with great accessibility, serviced by the A12 and A120.
- II. The scale and mass of proposals are sympathetic to its surrounding by complimenting the existing building fronting Old Ipswich Road and mimicking the height of existing. It is believed that this sets a precedent and is therefore acceptable in principle.
- III. The proposal offers an opportunity to an area to store materials thus provide an existing space free of clutter to concentrate on the production and assembly of pipework.
- IV. The proposals are consistent with the National Planning Policy Framework and District Council's Economic Strategy, which supports sustainable economic development achieved by the modernisation and growth of existing businesses to create new jobs.
- V. Neighbouring sites have been taken into consideration and views to and from the site have been assessed to ensure limited impact is made on the site's local context. We therefore believe that the development has no adverse effect on the surrounding area and should be acceptable in principle and we hope that the proposals put forward as part of this formal application gains officer support.

