

Our Ref: RP/SM/234

15<sup>th</sup> February 2008

Christine Thurlow  
Babergh District Council  
Corks Lane  
Hadleigh  
Ipswich IP7 6SJ

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Dear Ms Thurlow

**PROPOSED CLASS A1 RETAIL UNIT COMPRISING 3,055m<sup>2</sup> GEA, A SECOND CLASS A1/A3 RETAIL UNIT OF 142m<sup>2</sup> GEA, ASSOCIATED ACCESS, SERVICING, LANDSCAPING, RELOCATION OF PART OF THE BRIDGE STREET CAR PARK AND ALLOMENTS, LIMITED REMOVAL OF TREES AND HEDGEROW**

Following our recent telephone discussions and meetings, we hereby submit a full planning application for the above development on behalf of Tesco Stores Ltd.

As you are aware, the proposal site is the subject of two extant planning applications submitted in December 2003. These two planning applications referenced B/03/02170/FUL and B/03/02171/FUL will be withdrawn upon registration of this new full application.

Following the Local Plan Inquiry in 2004/05, Babergh District Council resolved to carry forward the Local Plan Inspector's recommendation that the Brett Works and adjoining land be allocated for a supermarket development within the Babergh Local Plan Second Alteration, which was adopted in June 2006. Policy HD01 of the Local Plan sets out the requirements of the allocation.

Following the 2001 Secretary of State's decision with respect to the development of a supermarket on this site, meetings have taken place with representatives of CABE and English Heritage. There is a general consensus amongst all the experts here that an innovative and contemporary solution supported by sustainable building objectives is the appropriate way forward. As such, a bespoke design approach has been taken which seeks to enhance both the conservation area and the riverside environment through the use of traditional materials within a contemporary design. The design approach to the store and landscape scheme helps to ensure that the store and its associated car parking, access road and servicing fit comfortably within and contribute to the conservation area.

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The bespoke design includes a secondary A1/A3 retail unit located on the southern store elevation. During pre-application discussions with Babergh District Council officers, CABE and English Heritage, there has been a consensus that this smaller unit will help to integrate the proposed supermarket with the conservation area and also link it with the town centre. This secondary unit will create an active frontage at the end of the primary pedestrian links to the town centre along Church Walk and Pound Lane. This will help to enhance this part of the site and encourage linkage with the town centre through the provision of a quality and activity filled environment.

Unlike designs associated with a more standard approach seen elsewhere, the elements of the proposed foodstore, for example, the sales floor and back up areas have been broken down. The store back up has been wrapped around the sales floor enabling lower elements to be created which helps to integrate this large footprint building with the conservation area and helps to reduce the length of any one frontage. The reduced height and frontage helps to reduce the perceived mass and scale of the building. In order to ensure minimal impact on the amenity of the surrounding area, a covered cage marshalling area has been created along with an enclosed area for plant that under normal circumstances would have been located on the roof of the store.

The result of this design approach is the creation of a larger gross external area (GEA) than that identified within Policy HD01. The extent of the sales floorspace within the store however, is generally consistent with the floor area proposed as part of the previous planning application. This in itself is consistent with the Local Plan Inspector's comments where the reason for the GEA limitation is described as being related to the environmental constraints of the site rather than to the extent of retail need. Despite having a larger footprint or because of it, the design of the store is able to enhance and contribute to the adjacent conservation area, whilst allowing a sales floor that is able to address the need that has been identified.

The appropriate means of access is identified as coming from Bridge Street. This arrangement requires the removal of Bridge House and the part removal of the recently constructed retaining wall associated with the Hadleigh Bridge. Both structures are located within the conservation area and the bridge a Grade 2 listed building. In this respect, an application for conservation area consent and an application for listed building consent have been submitted. Both the conservation area consent application and the listed building consent application are accompanied by a supporting statement produced by Anthony Blee Consultancy dated February 2008.

In delivering this access scheme, the removal of some trees and hedgerows within the adjoining meadowland along with the replacement of part of the Bridge Street car park and allotments is necessary. Detail can be found within the supporting Landscape Statement and Design & Access Statement.

At a meeting with your former colleagues, Richard Watson and Clare David, a programme of pre-application public consultation was agreed. This was duly carried out and is reported in the accompanying Statement of Community Engagement. This document outlines the programme, the comments received and the applicant's response to those comments.

The planning application is detailed by the drawings listed below of which 14 hard copies and 10 electronic copies of each are provided:

- Site Location Plan - 03/039/PL-01 (Scale 1:1000@A1)
- Proposed Site Plan – 03/039/PL-02 (Scale 1:500@A0)
- Existing Roof Scape Plan – 03/039/PL-03 (Scale 1:500@A1)
- Roof Scape Plan – 03/039/PL-04 (Scale 1:500@A1)
- Proposed Elevations – 03/039/PL-05 (Scale 1:200@A1)
- Site Sections – 03/039/PL-06 (Scale 1:500@A1)
- View Across Car Park to Spire – 03039 PL-07 (Illustrative only)
- View into Courtyard from Car Park – 03039 PL-08 (Illustrative only)
- View from Pound Lane onto Proposal – 03039 PL-09 (Illustrative only)
- Landscape Masterplan – 349 C D 100 (Scale 1:500@A0)
- Access Road Sections – 349\_C\_D\_109 (Scale 1:100@A1)
- Brett Walk Area Detail – 349\_C\_D\_112 (Scale 1:200@A1)

In support of the proposal, the following technical assessments are submitted, of which 14 hard copies and 10 electronic copies are provided:

- Overview Report (February 2008)
- Design & Access Statement (February 2008)
- Addendum Retail Assessment (incorporating the Planning Statement ) (February 2008)
- Retail Assessment (December 2003)
- Transport Assessment (February 2008)
- Landscape Report (February 2008)
- Flood Risk Assessment (February 2008)
- Environmental Noise Assessment (January 2008)
- Archaeological Desk Based Assessment (February 2008)
- Air Quality Assessment (January 2008)
- Statement of Community Engagement (January 2008)

This proposal will create 3,055m<sup>2</sup> (GEA). Therefore, the appropriate application fee based on £265 per 75m<sup>2</sup> or part there of is £11,395. Please find enclosed cheque number 000885 for this amount.

On behalf of Tesco Stores Ltd, we have sought a Screening Opinion from the District Council in respect of whether an Environmental Impact Assessment is required. Babergh District Council confirmed in a letter dated the 21<sup>st</sup> December 2006 that *“the proposed development does not have a significant impact on the environment, so as to warrant an EIA”*. Whilst there have been some minor amendments to the proposals subsequent to the provision of a drawing on which that Screening Opinion was based, the changes have

resulted in a smaller proposal site and do not constitute a material change of circumstance. Confirmation of this was sought from the District Council under cover of letter dated 2<sup>nd</sup> March 2007 and 1<sup>st</sup> February 2008. The Screening Opinion detailed within the letter dated 21<sup>st</sup> December 2006 was confirmed as the appropriate approach on 15<sup>th</sup> February 2008.

I look forward to receiving confirmation that this application has been duly registered and discussing the content in due course.

Yours sincerely



**Robert Posselt**

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Encs

cc: Ed Heppenstall - Tesco Stores Ltd (letter and application form)