



Philip Ridley
Head of Planning Services
Suffolk Coastal District Council
Melton Hill
Woodbridge
Suffolk
IP12 1AU

9 April 2009

Ref: BTP0012/lr

Dear Mr Ridley,

ADASTRAL PARK: Revised Outline Planning Application

I am pleased to enclose a revised outline planning application for the regeneration of Adastral Park and mixed use development on land south and east of Adastral Park.

BT's proposals seek to secure Adastral Park's long-term future as a world-class centre for technology and innovation and ensure that it remains a key contributor to the local, regional and national economy.

Adastral Park itself covers nearly 40 ha (100 acres), and BT owns a further 100 ha (250 acres) of land surrounding the site, much of which has been or will be quarried to extract sand and gravel.

BT's proposals include plans for the creation of a new residential community alongside Adastral Park, with its own infrastructure, services and facilities. BT believes this site presents a unique opportunity to create a truly integrated living and working community, and a genuinely sustainable development to help meet the local need for new homes.

This application has been put together by BT's technical team.

'Free Go'

No fee has been included with this planning application as it is submitted as a 'free go' application under Regulation 8 of the Town and Country Planning (Fees for Applications and Deemed Applications) Regulations 1989.

Regulation 8 allows submission of a second application for planning permission without incurring a further fee following the withdrawal of a first application. Planning application C/08/1725 has been withdrawn today under separate correspondence.



Description of Development

This planning application is for the refurbishment of Adastral Park and development of adjoining land to provide:

- **up to 60,000 sqm net additional employment floorspace**, related car parking spaces and landscaping (B1);
- **up to 2,000 homes**, related car parking spaces and landscaping (C3);
- **mixed use local centre** (*comprising health care provision (D1), community centre (D1) retail (A1), Café (A3), Public House (A4), Takeaway (A5)*), related car parking spaces and landscaping;
- **education provision** (D1);
- **hotel**, related car parking spaces and landscaping (C1);
- **energy centre** and other **utility infrastructure** (*Sui Generis*);
- **public park** and other areas of **public open space**, including formal open space provision for recreation and play;
- supporting **services** and facilities;
- network of landscape designed **boulevards and streets** to provide access and utility services for the development;
- full provision for the operation of **public transport** through the development, primarily on the boulevards and main streets;
- **new road connections** to C356 (Newbourne Road/Heath Road/Waldringfield Road) and related road improvements;
- **changes to junctions on the A12**;
- **landscape areas** and visual buffers around the perimeter of the land;
- **Ground remodelling** following minerals extraction (subject to separate minerals planning application);
- Other **minor works** and development ancillary to the main proposals.

Planning Application

The application comprises the following components:

- Covering Letter



- Forms and Certificates
 - Ownership Certificate
 - Agricultural Holdings Certificate
 - Notice as required by Article 6
- Application Drawings
 - BTP012 - 001 - G - Framework Plan;
 - BTP012 - 016 - C - Location Plan;
 - BTP012 - 017 - C – Site Definition Plan;
 - BTP012 - 018 - C - Access & Circulation;
 - BTP012 - 019 - C - Landscape Framework Plan;
 - BTP012 - 020 – C - Storey Heights;
 - BTP012 - 023 - Proposed Junction Improvements 1 of 2; and
 - BTP012 - 024 - Proposed Junction Improvements 2 of 2.

Accompanying Reports

The following reports accompany the outline planning application:

- Planning Statement
- Design and Access Statement incorporating:
- Environmental Statement
- Non-Technical Summary of the Environmental Statement
- Transport Assessment
- Travel Plan
- Employment Statement
- Statement of Community Engagement
- Energy and Carbon Strategy
- Sustainability Statement



Information Requirements

SCDC has set out national and local information requirements to be submitted with planning applications. For ease, a schedule is attached showing where that information is contained within the application documentation.

Number of Copies

We enclose ten hard copies of the application package and thirty five digital copies. Further digital copies of the planning application can be supplied on request.

If you require any further information please do not hesitate to contact Peter Chambers or me.

We look forward to meeting with you shortly to discuss the application.

Yours sincerely

LAWRENCE REVILL
Managing Director

email: lrevill@davidlock.com

Enc. National and Local Requirement Checklist

cc. Sally Leonard, BT
Phil Dance, BT
Graham Murchie, BT
Nigel Read, Telereal



National Requirements	Where Located in Application
Completed form	Formal Planning Application Documentation folder
A plan which identifies the land to which the application relates drawn to an identified scale and showing the direction of North	Drawing No. BTP012 - 016 - C - Location Plan BTP012 - 017 - C Site Definition Plan in the Formal Planning Application Documentation folder
A copy of other plans and drawings necessary to describe the subject of the application	Formal Planning Application Documentation folder
Block Plan of the site showing any site boundaries	BTP012 - 017 - C Site Definition Plan in the Formal Planning Application Documentation folder
The completed Ownership Certificate as required by Article 7 of the Town and Country Planning (general Development Procedure) Order 1995	Formal Planning Application Documentation folder
Agricultural Holdings Certificate as required by Article 7 of the Town and Country Planning (general Development Procedure) Order 1995	Formal Planning Application Documentation folder
Design and Access Statement	Design and Access Statement



National Requirements	Where Located in Application
The appropriate fee	'Free go' application Regulation 8 of the Town and Country Planning (Fees for Applications and Deemed Applications) Regulations 1989, allows submission of a second application for planning permission without incurring a further fee.
In addition, where Ownership Certificates B, C, D have been completed, notice (s) as required by Article 6 of the Town and Country Planning (General Development Procedure) Order 1995 must be given and/or published in accordance with this Article	Formal Planning Application Documentation folder

Local Requirements	Where Located in Application
Affordable Housing Statement	Planning Statement
Air Quality	Chapter 8 - Air Quality in the Environmental Statement
Daylight/sunlight assessment	N/A
Environmental Impact Assessment	Environmental Statement
Evidence to accompany applications for town centre uses	N/A
Existing and proposed car parking and access arrangements	Transport Assessment
Flood Risk Assessment	Chapter 14 - Water Resources in the Environmental Statement and Environmental Statement Appendices
Geodiversity survey and report	Chapter 13 – Ground and Groundwater Contamination in the Environmental Statement



Local Requirements	Where Located in Application
Heritage Statement	Chapter 11 Archaeology and Cultural Heritage in the Environmental Statement
Land contamination assessment	Chapter 13 – Ground and Groundwater Contamination in the Environmental Statement
Lighting assessment	Chapter 10 Landscape and Visual Assessment in the Environmental Statement
Noise impact assessment	Chapter 9 Noise and Vibration Assessment in the Environmental Statement
Open space assessment	Drawing Number BTP012 - 019 - C - Landscape Framework and Design and Access Statement
Outdoor playing space statement	Design and Access Statement
Photographs/photomontages	Chapter 10 Landscape and Visual Assessment in the Environmental Statement and Environmental Statement Appendices
Draft Heads of Terms	Planning Statement
Planning Statement	Planning Statement
Protected species survey and report	Chapter 12 Ecology and Nature Conservation in the Environmental Statement
Regeneration statement	N/A
Statement of Community Involvement	Statement of Community Engagement
Structural Survey	N/A
Transport Assessment	Transport Assessment
Travel Plan	Travel Plan



Local Requirements	Where Located in Application
Tree Survey	Chapter 12 Ecology and Nature Conservation in the Environmental Statement and Environmental Statement Appendices
Utilities statement	Environmental Statement
Ventilation/extraction statement	N/A
Site Waste Management Plan	N/A