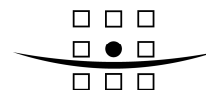


Former British Sugar Site, Sproughton, Commercial Appraisal Study

Babergh District Council

Final
9S5014



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EXECUTIVE SUMMARY

The former British Sugar site has a suite of characteristics that together qualify it as a strategic employment site. **The Site's** excellent location and access to the A14, west of the Orwell Bridge, provide a unique position relative to the sub-regionally important gateway function of the area, based around the international ports of Felixstowe, Harwich and Ipswich. In addition, the overall size of **The Site**, being some 36 ha (90 acres) consisting of developable land, and its local industrial/commercial land use setting ensure **The Site** is in an ideal location for commercial operations that may support or be linked to this economically important port/logistics market.

Market demand for **The Site** has been expressed by existing commercial operators, servicing the port sector, looking to either expand or relocate within the Haven Gateway Sub-Region. In addition, discussions with port operators confirm the growing pressure on land use within the international ports of Felixstowe and Harwich, and when combined with the increasing demand for B1, B2 and B8 land this will ensure that demand for **The Site** continues into the future.

Clearly the designation of **The Site** for employment use in the Babergh District Council's Local Plan (EM04) is further supported by regional and national policy to retain sites such as this for current and future employment activities. The lack of robust market information to satisfy the loss of the strategic employment site on supply or demand grounds and the geographic location within the Ipswich Policy Area and Haven Gateway Growth Point provide indisputable evidence to continue the retention and safeguarding of **The Site** for employment uses.

The proposed B8 employment use will have a low traffic impact as compared to other B1/B2 or residential uses and critically allows for the phased release of lands, and associated investment of capital, due to employment land use requirements which do not require entire up front site remediation and works as required in residential led schemes or in any mixed use scheme.

In principle **The Site** is considered to be economically viable relative to development for employment uses and there is an identified market demand for these uses. Subject to the provision of the employment and use, development funding (from growth area bids, or transport infrastructure initiatives) may be available to pump prime or assist with certain infrastructure. Employment options would have support from Haven Gateway Partnership (HGP) and other delivery authorities, particularly as the land is allocated for current and future employment use.

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