Babergh’s Joint Local Plan

Published for consultation by 24th Dec.

Babergh have published their Joint Local Plan identifying land allocated for development and the Policies that will be used to assess development applications.

The full plan and support documents can be viewed on line at:

[www.babergh.gov.uk/jointlocalplan](http://www.babergh.gov.uk/jointlocalplan)

As a Babergh resident you can comment on the plan and the Parish Council would like to draw your attention to the following aspects which affect Wherstead.

Changes affecting Wherstead:

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| --- | --- | --- |
| Area affected | Change | Implications / Comments |
| **Bourne Terrace** Ref: LA016 in Section 3. (Note: This is a reduction in area from the last version). | The settlement boundary is proposed to be moved to include Bourne Terrace. | Different planning policies are applied inside the settlement boundary, generally making development more possible. |
| **South East end of Bourne Hill Including: Bourne Hall, The Barn, The Old Byre Barn.**  Ref: LA016 in Section 3. | The settlement boundary is proposed to be moved to include this area of Bourne Hill. | Different planning policies are applied inside the settlement boundary, generally making development more possible. |
| The **Walled and surrounding fields** adjacent to Wherstead Park and The Street  (SP05 & Page 323, Section 3) | This area was previously designated for development, but the designation has been removed. (Wherstead Park remains a Strategic Employment Site). | The land owner (Pigeon) intends to object to the removal of designation and will almost certainly just apply to build on this area regardless. |
| Housing Allocation | No Housing beyond the 75 Klondyke homes are identified in the plan | This does not mean that no applications will come forward. |

Other key statements / Policies that affect Wherstead:

|  |  |
| --- | --- |
| Statement in Plan | Implication /comment |
| Bourne Hill and Wherstead Park are designated Hinterland Villages located **inside** the Ipswich Fringe. (Table 2 Pt 1) | Ipswich fringe is identified by Babergh as a ‘growth area’ and top of the settlement hierarchy. Ipswich fringe, along with Market towns/Urban areas and core villages will take the largest levels of growth. However, this will be delivered through site allocations in the plan and Wherstead does not have any site allocations beyond Klondyke. |
| Wherstead is identified a Strategic employment area by Babergh (09.16 & SP05) | Babergh will consider employment development in Wherstead positively where development creates employment opportunities and their expansion will be supported in Principle. |
| Part of Wherstead on the land surrounding the Foodhall is identified as a Food Enterprise Zone  (09.18) | Babergh will adopt a favourable position and offer business incentives to business in the food and beverage industry. |
| The Klondyke development housing is predicted to become available: | 10 Homes 2022/23 32 Homes 2023/24 33 Homes 2024/25 |
| Proposed Park and Ride (TP08 in previous plan) has been removed | This land is now being developed by Pigeon for the Service Stn, Warehouse and McDonalds. |
| The A14, A12, A140 corridors are identified as having a strong effect upon market forces for housing, reducing travel (?). | The implication is that developments along these corridors are considered more favourably. It also states (09.07) that ‘spatial distribution is important and the plan tries to achieve ‘Balance’. There are no designated sites in Wherstead in the Plan. |
| **ALL** of Ipswich fringe is planned to accommodate 1,757 new homes by 2037. (SP04). This does not include Windfall which are additional.  Note: Ipswich fringe includes: Belstead, Copdock & Washbrook, Pinewood, Sproughton, Wherstead. | The Plan does not specifically allocate any number of new homes to Wherstead, but it is understood that the Klondyke 75 is possibly adequate to satisfy any allocation. |

The Plan covers many aspects, and we have just highlighted some of the key ones here, so we would encourage you to take a look through the complete set of documents.

Comments on Babergh’s Plan can be made on-line at www.babergh.gov.uk/jointlocalplan or representation forms can be sent by e-mail to localplan@baberghmidsuffolk.gov.uk or by post to Babergh and Mid Suffolk District Councils, Endeavour House, Russell Road, Ipswich, Suffolk, IP1 2BX.

If you require any help with this process, please contact one of the Parish Councillors.

Wherstead Neighbourhood Plan:

Once adopted, the policies included in the Wherstead Neighbourhood plan must be considered alongside these policies from Babergh, giving Wherstead Residents a voice in the decision process.

Please help us by completing the Neighbourhood Plan consultation questionnaire.

Wherstead Parish Council  
13th December 2020