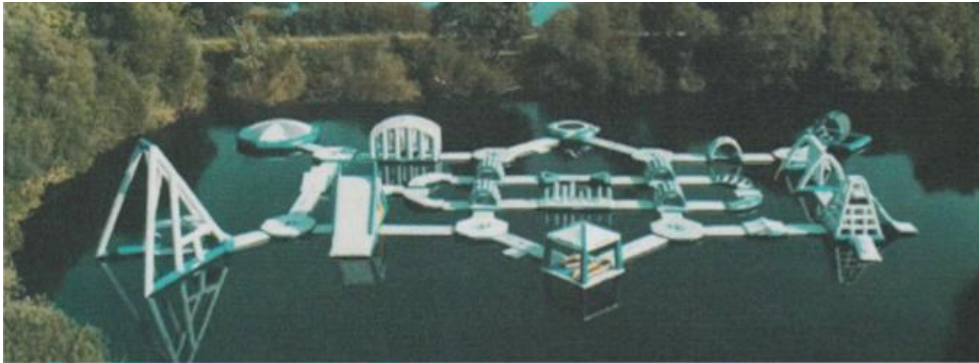


Wherstead Residents Planning Meeting

9th Dec 2020

Curve Aqua Park
DC/19/05630



Commercial development, South
of The Street DC/19/05624



Agenda

- Brief Klondyke Update
- Brief Service Station Update
- Blue Cross Planning Application
- Alton Business Park Planning application
- Planning Application for Curve Aqua Park DC/19/05630
- Planning Application for Commercial development and Flexible employment use DC/19/05624
- Neighbourhood Planning

Klondyke:

- Site has been sold to Bellway Homes.
- Concerns over the Foul water system have been raised with Anglian Water and we are awaiting a reply.

Service Station:

- Following representations to Babergh, the service station application is to be called before the full planning committee, probably in March.
(Rather than just be decided by a Planning officer)

Alton Business Park: DC/19/05596

Wherstead
Village

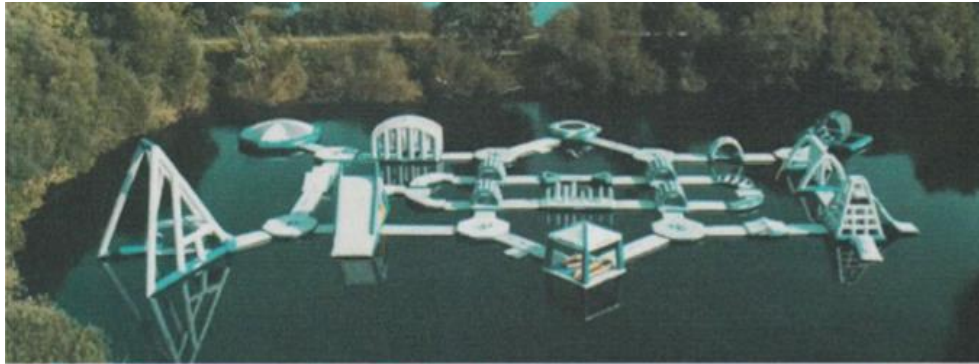
A137

- Bridal shop, opposite Valley Farm (by Appointment only)
- Application is for Change of use.



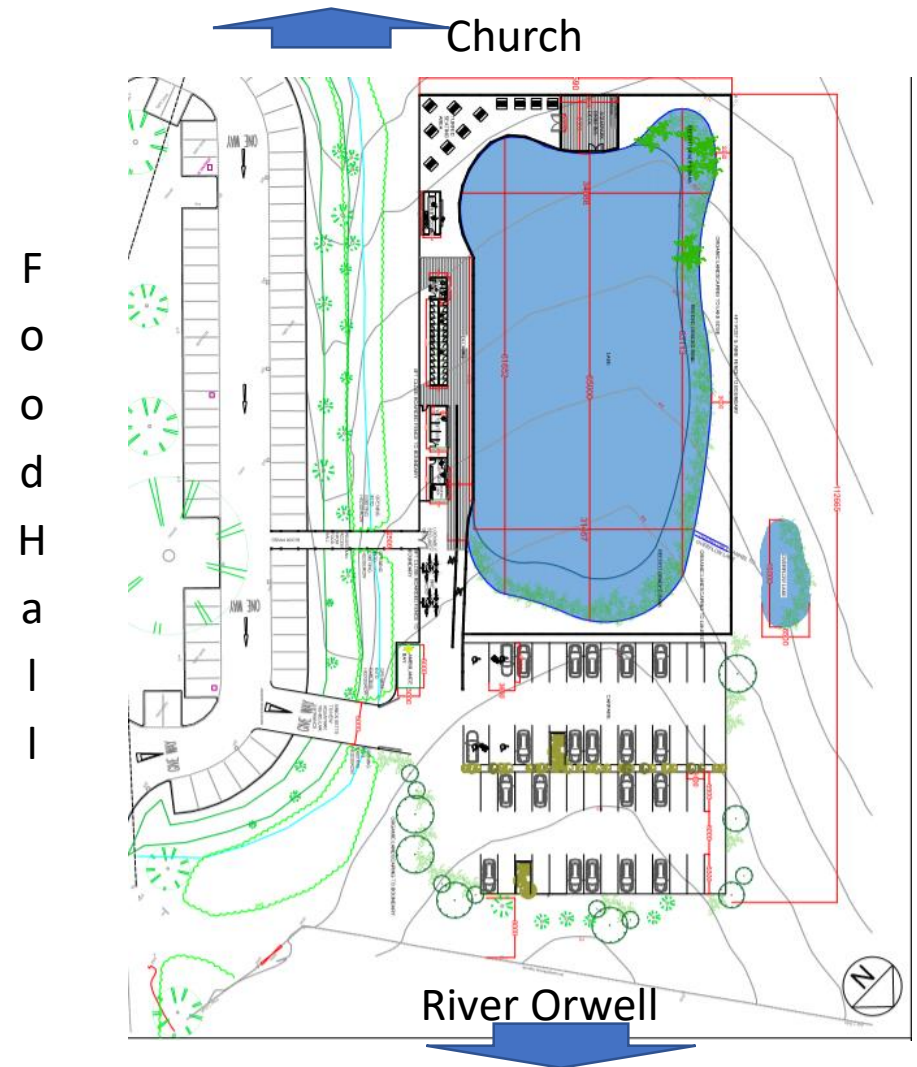
Curve Aqua Park

DC/19/05630



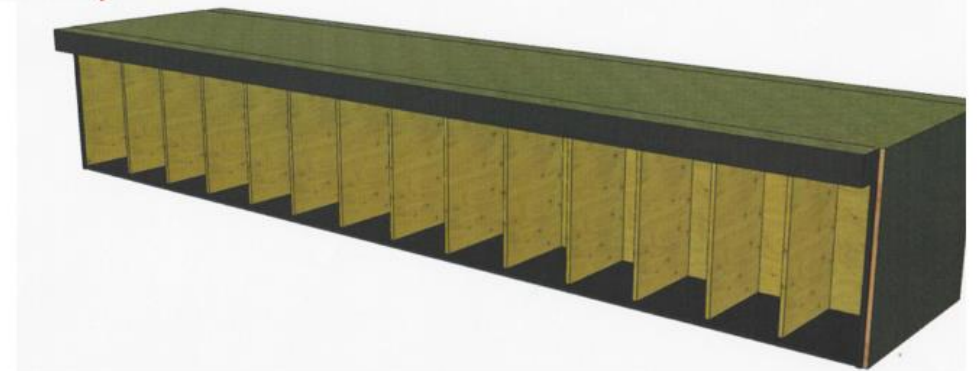
Site details

- Site ~ 112metres by 43 metres
- Lake ~ 65 metres by 32 metre, 2.3 metre deep
- Site within Area of Outstanding Natural Beauty
- The field is Grade 3 Agricultural land
- 54 Space Car Park + Bike Rack + Ambulance Bay
- Small Balance Pond to take excess water
- Close Boarded 1.8 metre high fence to Foodhall
- Stock Proof fencing to other boundaries.
- No Lighting
- No Music played on site



Buildings

- Single Storey Buildings 2.4 metre high
 - Reception
 - Changing
 - Wetsuit Supply
 - Toilet
 - Coffee Shop (Run by Foodhall)
- Used Containers
- Wood cladded walls, Sedum roof



Obstacle Course Equipment details

- Blue and White Inflatable equipment
(Life Jackets are bright Yellow)
- Max Height of equipment is 5 metres above water level
- Equipment will be on site for 6 months
(24 Hour)



The Numbers

- Eight Full time Staff
- Max of 80 customers on site.
- Typically session is 26 people = 9 vehicles

Proposed Opening Hours						
	May	June	July	August	September	October
Monday				1000-1900		
Tuesday			1400-1800	1000-1900		
Wednesday	1400-1800	1400-1800	1400-1800	1000-1900	1400-1800	
Thursday		1400-1800	1400-1800	1000-1900	1400-1800	
Friday	1400-1800	1400-1800	1400-1800	1000-1900	1400-1800	1400-1800
Sat/Sunday	1000-1700	1000-1700	1000-1700	1000-1800	1000-1700	1000-1700

Security

- Site will have motion activated security cameras
- Security Cameras include an Audio Feedback Channel

This is the same solution as used at St Osyth

Issues to Consider

- It is in the AONB
- Possible site for Anti-Social Behaviour
- Additional traffic
- Safety of road junction
- Additional traffic
- Noise
- Height (visual impact)
- Loss of farmland (grade 3).

Discussion and questions on the Aqua Park

Closing date for comments: 14th Jan

Commercial Land Development DC/19/05624 (Outline)



Site details

- 10,625 Sq metre of Office Warehouse (B1/B3)
- 625 sq metre of Retail (shop to support adjacent Business parks)
- Total site 3.3 Hectares
- Approx. 50% of land to be historic parkland
- New Access Road will remain unadopted
- Field is Grade 2 'Good Quality' Agricultural farmland. (Sustainability).
- Adjacent to Area of Outstanding Natural Beauty
- Foul Water treatment plant and Surface water pond on site.



Buildings

This is Outline Application:

- Two styles of building
 - Pantile Roof
 - Wood Clad
 - Small Windows
 - Red Brick Plinth
- One & Half Storey closer to Vicarage Lane (work space in roof)
 - Slate Roof
 - Larger Windows, bay windows
 - Charcoal Panels on external walls
 - Black brick base
- Courtyard layout



The Numbers

- 150 ~ 300 people employed

Transport

- Transport analysis assumes new roundabouts built at A14 junction
- Data for Co-Op HQ site traffic is from 2009.
- Car Parking could be between 50 ~ 350 cars (depending if B1 or B2)
- Total area traffic numbers are based on submissions from other applications

Table 5.2: Proposed Development Trip Generation

	AM Peak (0800-0900)			PM Peak (1700-1800)		
	Arrivals	Departures	Total	Arrivals	Departures	Total
B1 Office Use (5313sqm)						
Trip Generation	125 (0)	19 (0)	144 (0)	10 (0)	92 (0)	103 (0)
B1b / B1c / B2 Use (5313sqm)						
Trip Generation	43 (5)	17 (4)	60 (9)	12 (2)	32 (1)	44 (3)

Some Issues to Consider

- Suffolk CC report that there is a shortage of high grade warehousing in Suffolk, <4% but the level identified for strong economic growth is 8%
- The new Local Plan identifies Ipswich Fringe and main transport corridors are favourable areas for this type of development.
- Providing employment for 15 ~ 300 People
- Re-instatement of historic Parkland

Some Issues to Consider, cont.

- Presumption in favour of development, based on sustainability
 - Loss of Grade 2 Good Quality Agricultural farmland!
- Overall Traffic Transport impact
- Proximity to ANOB ~ Please read AONB officer's letter.
 - Application undermines Babergh's plan led approach
 - Application suggests this could become an employment hub This is NOT desirable (AONB Officer) due to proximity of AONB.
 - Approval of this application would amplify the harm to the AONB
 - Applicant undertook assessment at time of Max leaf cover.
 - Fails to comply with SP05, CS9, CR02, CS15, or meet objectives of L1, L3,L4,CE1 and LUW1 and fails to safeguard the AONB.
- Site is not 'allocated' in 2006 Local Plan or 2019 Joint Local Plan
- Site was rejected (for Houses) in 2019 Plan call for sites (Poor connectivity & Proximity to AONB)
- Overwhelming of Wherstead

Some Issues to Consider, cont.

- Ownership and maintenance of Historic Parkland

Discussion and questions on the Commercial development

Closing date for comments: 17th Jan

Valid and invalid objections

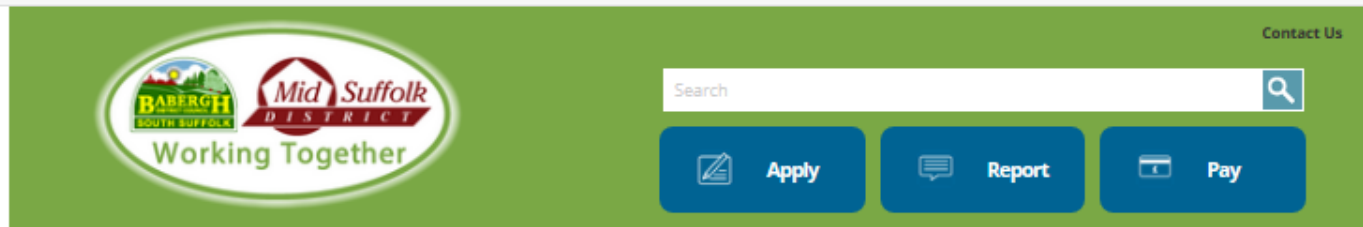
Valid

- Local, strategic, regional and national planning policies
- Effect on listed building and conservation area
- Highway safety
- Traffic generation
- Loss of light or overshadowing
- Overlooking/loss of privacy
- Visual amenity (but not loss of private view)
- Adequacy of parking/loading/turning
- Noise and disturbance resulting from use
- Hazardous materials
- Smells
- Loss of trees
- Layout and density of building
- Design, appearance and materials
- Landscaping
- Road access

Invalid

- Loss of property value
- Private disputes between neighbours
- Loss of a view
- Impact during construction
- Restrictive covenants
- Fence lines
- Personal morals or views about the application
- Ownership disputes over rights of way
- Boundary disputes
- Applicants motives
- Loss of trade and competitors

Neighbourhood Planning



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[Discharge of Conditions Application for DC/18/02200 - Condition 15 \(Archaeology 1\)](#)

Park Farm Barns Vicarage Lane Wherstead Suffolk

Application No: DC/19/03020 | Received: Tue 25 Jun 2019 | Validated: Wed 26 Jun 2019 | Status: Awaiting decision

[Full Planning Application - Erection of detached dwelling and creation of additional car parking.](#)

2 The Strand Wherstead Ipswich Suffolk IP2 8NL

Application No: DC/19/02814 | Received: Wed 12 Jun 2019 | Validated: Wed 12 Jun 2019 | Status: Awaiting decision

[Planning Application. Development of roadside services, including 1no. petrol filling station \(Sui Generis\) 1no. drive through restaurant \(Class A3 / A5\) associated infrastructure and landscaping works.](#)

Land To The North And East Of Bobbits Lane Wherstead Suffolk

Application No: DC/19/02798 | Received: Tue 11 Jun 2019 | Validated: Wed 26 Jun 2019 | Status: Awaiting decision

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DC/19/02798 | Planning Application. Development of roadside services, including 1no. petrol filling station (Sui Generis) 1no. drive through restaurant (Class A3 / A5) associated infrastructure and landscaping works. | Land To The North And East Of Bobbits Lane Wherstead Suffolk

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