

PLANNING UPDATE FROM SPROUGHTON PARISH COUNCIL

Proposed Sproughton Enterprise Park, the former Sugar Beet Site

Sproughton Parish Council received notification from Babergh District Council, on 20th December 2017, of Planning Application no.s: DC/17/06235 & DC/17/06058, which include proposals for a

'41 metre 'High Bay Distribution Warehouse'

The Parish Council has obtained an extension for submission of comments until the 24th January 2018.

We would encourage you to look at the application and to submit your own views and comments.

Comments on application no's DC/17/06058 & DC/17/06235 to be submitted to Babergh District Council by 24th January 2018

Respond via BMSDC planning website or Email to: planninggreen@baberghmidsuffolk.gov.uk

If you specifically support or object to this application you should say so in your response and we recommend that you request confirmation of receipt'

- Silo heights given as 2 x 48m, 2 x 52m (and top of gantry 59m). But Application does not make clear that Silo heights they quote are AOD (above sea level). When measured as AOD this building is 50metres high exactly the average height of the 4 old silo's. So, think Silo Heights but much bigger.
- We feel the application makes a lot about the minimal effect on Ipswich but very little about the massive impact on Sproughton. This is in Sproughton as are all the main impacts.
- BDC Planning policies, especially those specific to this site have been applicable to this site for over a decade. The land was purchased with these policies in place and it is a reasonable expectation for residents that the Purchaser/Developers/Local Councils should honour them.
- This Massive La Doria facility claims to support Council Growth Strategy, with just 120 jobs.
- The application is supported by a Landscape and Visual assessment report that claims the Ipswich Fringe, Silos, Power Cables, A14 and even Sproughton are detrimental to the areas value ignoring the fact these features existed when the current landscape designations were made.
- This report claims a lower impact for 41metre high buildings at the Gipping Way viewing point than the outline planning report did for 28 metre high buildings?
- As comparison, this proposal would be higher than the Waste incinerator at Gt.Blakenham which is 37 metres high. Now consider a row of them.
- The outline Planning application for the site was for 28metres, as the first building this application may set a precedent for the height of buildings for the whole site.
- The proposed building will occupy the most visually dominant section of the site, towering over Sproughton Village, across the A14. Visible throughout the valley and into the landscape beyond.
- It appears the proposal has given no consideration to Babergh District Council (BDC) Planning Policies CS8 / EM04, specific to this site, that requires its development should have 'no adverse impact on residential amenity'. It would be difficult to imagine anything that might have more 'Adverse Impact' than the proposal.
- Likewise a disregard of BDC Planning Policies CR04/ CS15 in relation to the designated Special Landscape Area (SLA) that require respect for this landscape and the development directions for the Rolling Valley Farmland LCT (Landscape Character Type) that warns of 'Exaggerated visual impact of the height of buildings' due to framing of the valley form.

Please check for updates on: <http://sproughton.onesuffolk.net/planning-and-development/>

Please have your say, make your views count.

The Parish Council is anticipating a flood of large development applications in the near future but cannot guarantee leaflet drops each time, so please check our website or register for email notifications with the Parish Clerk.

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