

11 October 2010

Mr Jason Burgess
Senior Planning Officer
Ipswich Borough Council
Grafton House
15-17 Russell Road
Ipswich
Suffolk
IP1 2E

Dear Mr Burgess,

RE: Planning Application ref: IP/10/00587/FUL Land adjacent to 2 Anglia Parkway North, Ipswich – Creation of oil storage depot, associated office and parking together with palisade fencing

1. I write on behalf of the Suffolk Preservation Society ('the Society') regarding the above planning application to the west of Whitton. The Society is extremely concerned to ensure that harm is neither caused to the character or amenities of the adjacent Whitton Conservation Area nor to the residents of the area.
2. The Society understands that the original landform in front of the neighbouring warehouses was previously raised and that the boundary now comprises a bund with a fence. This land raise will unfortunately potentially exacerbate the visual impact of the proposed use on the residential properties to the east. Whilst we acknowledge that the tree planting that was previously undertaken as off-site works in mitigation of the retail scheme has provided some screening between the site and neighbouring houses.
3. Nevertheless undoubtedly, the original Anglia Parkway scheme eroded the village character of the hamlet of Whitton on its western extremity. We remain concerned that the proposed use could materially adversely affect the amenities enjoyed by neighbouring houses in extremely close proximity to the site, including Corporation Farm Cottage and Corporation Farm (but also potentially nos. 765, 785, 789, 795 and 799 Old Norwich Road). Not only do most of these properties fall within the Whitton Conservation Area, but also numbers 799 and 785 are grade II listed buildings.
4. In the opinion of the Society, the amenities of the area and especially the residential amenities of neighbouring houses to the immediate east of the site, would be adversely affected by tanker movements outside office hours. Given that these could impact on the precious 'quiet' periods of the day, such an intrusion could provide particularly

harmful. The 'saved' policies of the Adopted Ipswich Borough Plan seek to ensure that proposed uses are contextually compatible and development serves to preserve or enhance the character and appearance of conservation areas. Policy BE4 states that:

"The Council will encourage a mix of compatible uses to avoid land use and environmental conflicts in the interests of achieving a better quality development."

5. The policies reiterate the statutory position (s.72(1) PI (Lb & Ca) Act 1990) regarding conservation areas at policies BE29 and BE33. In particular BE33 states:

"The Council will seek to ensure that development proposals including change of use within or close to a conservation area preserve or enhance the character or appearance of the area."

6. In the opinion of the Society, the scheme would not be compatible with the residential uses in close proximity and would not preserve the character of the conservation area to the west by reason of the noise and disturbance associated with the tanker movements at anti-social hours. Furthermore, the relative elevation of the site would increase the potential visual impact of the tankers, especially during the winter months. The proposals are thus contrary to emerging LDF Development Management policies DC8, DC5(e) and DC27 in particular that states:

"DC27 Protection of Amenity: Development that would lead to significant adverse effects on the amenity or environment of neighbouring uses will not be permitted"

7. The Society urges the Borough Council to refuse this application for the sound planning reasons set out above and having regard to the provisions of section 38(6) of the Planning and Compulsory Purchase Act 2004. As you may be aware, the Society and CPRE nationally are keen to protect the tranquillity of areas under threat from insidious urban creep. Accordingly, wishes to formally object to the proposal which we believe could result in demonstrable harm to the residential amenities of neighbouring properties and to the character of the adjacent Whitton Conservation Area, contrary to the Borough's relevant adopted planning policies.

Yours sincerely

Simon Cairns
MRTPI IHBC
Director

CC: Claydon & Whitton Parish Council