

Clopton APM - 9th May 2019
Full notes from Chris Dawson of Clopton Commercial Park.

Mr Chairman , Parish Council Officers ladies and gentlemen good evening .

May I introduce us .

I am Chris Dawson director of Oasis Property Ltd the owners of Clopton Park and this is John Pattle a partner in KLH Architects the designer of the park .

Thank you for allowing us time this evening to present our proposals for the continued redevelopment of Clopton Park .

Some 2 years ago I stood before you in this village hall and explained our proposal to clean up the old Clopton Park and to bring it back to life .

I expect it has long since slipped from your memory how bad the estate was but these pictures might help to remind you .

This estate was typical of many old large airfield developments in the countryside where the planners were quite happy to actively encourage the relocation of many of the more unpleasant businesses that they did not want in the towns .

The occupiers were large space users looking for cheap space predominantly for bulky goods using heavy articulated traffic on unsuitable smaller country roads .

You will recall there was a coach company, tyre retreading company , haulage company , waste recycling company and many other unpleasant users when we purchased the site all of which were operating unchecked all over it .

Our proposal was simple :

- 1 Clean up and landscape the 14 acre site
- 2 Sub divide the existing units for smaller businesses
- 3 Demolish the worst of the units to create contained storage areas
- 4 Create a destination location to attract small Businesses

Hopefully you will agree that we have done that and more and in doing so we have made Clopton Park a business location that you can be proud of .

We connected a BT fibre leased line delivering 500 mb internet to the site (having to dig the road up to Charsfield),

landscaped the 14 acre of grounds
installed street lighting
security gates
opened up the fishing lakes
and developed a healthy cafe .

We have turned the large low quality sheds into modern smaller business premises and in so doing we have attracted some 20 businesses employing over 150 people .

In a time when most councils are just fighting to find land for housing regardless of where the people are going to work you should be very proud that Clopton has taken these steps to create employment which as we know is the future of any sustainable community .

Clopton Park is a very unusual destination location which is the envy of many councils who have come to over view it .

A 14 acre business park with a wide variety of users including :

- Cafe
- International Organ manufacturer
- Computer server farm
- Tennis Court manufacturer
- Offices for various companies
- Shop fitting manufacturing company for Cartier / Ray Ban
- 3 d printing farm making parts for BMW
- Powder coating company
- European Specialist Glove supplier
- Disabled equipment supplier
- Italian lighting company
- Travel agent

We are only part way through the development and it is essential that we continue to make it a sustainable destination which will ensure its continued viability .

The demand for the smaller units has been exceptional and we have not yet finished a unit without having a tenant ready to move in .

Our rents are affordable , our lease terms are flexible , and our policy is simple :

“we help businesses by looking after the property and leaving them to get on with running their business” .

Our proposal for the next phase is to compliment the existing production units with a variety of smaller office and business units in addition to some social space for a yoga studio .

The design we have come up with is a series of smaller low level low density timber clad units with a barn like appearance situated with extensive open areas of grass and landscaping .

The situation of the units on the front of the site will effectively break up the expanse of gray from the older high level units and the open landscaping will provide discrete parking in between the units .

Occupiers of Clopton Park love the location because it gives them freedom to enjoy their work being able to walk around in the open countryside whilst having great communications and a community spirit which is unique in these times.

We believe businesses need open space and modern facilities to grow efficiently .

The proposed units will range from a small serviced business centre where we will provide desks to facilitate start up businesses through to 600 , 1200 , and 2500 sq ft independent units .

We want to create a destination location that will grow and allow the businesses to support each other providing employment for the local community , security and a quality of life that will be the envy of the county.

The problem we have at present is that there are not enough small units to accommodate the businesses and make it a true destination location

Clopton Park is at a very fragile stage and if it stagnates it would revert to its historic state with large old sheds attracting unpleasant haulage type users looking for cheap warehousing to run their trucks from.

We are here to ask you to help us to help your community .

John and I would be pleased to answers any questions you might have .

Chris Dawson
Director
BSc (Hons) Land Management & Development

The Estate Office, Clopton Park
Woodbridge, IP13 6QT