



Waldringfield

Parish Council

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12th June 2019

Re: Waldringfield Parish Council Response to Planning Application DC/19/2064/FUL Chapel Works, Newbourne Road, Waldringfield, IP12 4PT – redevelopment of the site for 25 dwellings, landscaping and access

Dear Natalie Webb,

At the meeting of Waldringfield Parish Council on 11th June, it was resolved to recommend that this application is **refused permission**.

This application is clearly another attempt by the applicant to piggyback on to the approved application for Brightwell Lakes.

We accept that the application site, formerly occupied by the demolition business CDC, is currently a complete eyesore which has been allowed to become rundown and deteriorate. We would welcome this unsightly brown-field site being cleared but are of the opinion that this application is not an appropriate use of the land.

The site is in “the countryside” and is outside the physical limits of the village of Waldringfield by some distance (more than 1.5km by road). It therefore does not comply with the SCDC/ESC current Local Plan nor the emerging Plan scheduled for adoption before the end of 2019. A development of 25 houses would overwhelm the very limited community already at Waldringfield Heath.

No amenities, other than the golf club, are provided near the site and none are available in the vicinity. There is no accessible Public Transport so all journeys to facilities such as healthcare, shops, employment, community centre etc will be taken by car. The application therefore does not comply with paras 32 & 35 of the NPPF.

The application is a full application rather than outline and as such we would expect much more detail on, for example:

1. How will the proposed “affordable housing” be accommodated?
2. What form of energy will be available on site? There is no provision for oil storage - will a gas supply be provided to individual dwellings? Will any forms of renewable energy be installed?
3. What energy efficient measures are incorporated into the design of the dwellings?
4. What system of water supply will be delivered to the development? Residents at Waldringfield Heath currently rely on boreholes – these would be at risk of pollution from the proposed development.
5. The applicant doesn't state if mains water will be supplied to the proposed development. Without a mains supply and appropriately placed hydrants there is no suitable water supply for the Fire Service in an emergency.

The applicant states – Planning Statement 7.2.8 – that they believe that SCDC/ESC is unjustified in its reliance on the housing land allocations identified in the current Local Plan and the final draft of the

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emerging Local Plan. We say that this assertion is not supported by the most up to date evidence, particularly in relation to the Area East of Ipswich. The outline application at Brightwell Lakes/Adastral Park has been approved with delivery starting next year. The emerging Local Plan shows an additional housing allocation at the former Police Headquarters which increases the deliverable number of houses significantly beyond the identified need for the East of Ipswich area.

In summary, it is clear that in its current form the application does not comply with the NPPF as referred to above, nor does it comply with the following SCDC/ESC policies and therefore should not be permitted.

- SP15 (Landscape and Townscape) which seeks to resist proposals which comprise poor design and layout or seriously detract from the character of their surroundings and quality of the Area of Outstanding Natural Beauty.
- It does not satisfy the requirements of SP19, SP29, DM3, and DM4 in relation to development within the countryside.
- It does not satisfy the requirements of SP27 as it is outside and quite separate from the physical limits of the local service centre (Waldringfield).

We understand that SCDC/ESC can demonstrate a more than 5+ year housing land supply and trust that it will therefore give full weight to its existing and emerging policies when determining this inappropriate application and refuse permission.

Kind regards,



Rebecca Todd
Parish Clerk