



Waldringfield

Parish Council

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17th July 2020

Re. DC/20/2355/FUL Quayside, The Quay, Waldringfield, IP12 4QZ
Waldringfield Parish Council Response

Dear Danielle Miller,

Waldringfield lies within the Suffolk Coast & Heaths Area of Outstanding Natural Beauty. The Deben Estuary is a designated SPA, RAMSAR and SSSI.

Quayside is located on The Quay in Waldringfield. The existing dwelling house is a modest one-and-a-half storey gabled building which sits comfortably within a prominent position on the quayside directly facing the River Deben. See separate document – existing river frontage pdf.

Any new dwelling on this site will, by the nature of its riverside position, have an impact on this sensitive area and special attention should be given to the local character of the existing riverside properties and the ability for the proposed development to be absorbed within the current mix of building styles.

Waldringfield Parish Council feels that the style and materials of this proposed development are sympathetic, particularly to those of the adjacent boatyard building. We appreciate that the applicant has raised the ground floor levels to mitigate against the 1 in a 1000 year risk of flooding should the water overtop the recently installed flood defences and we understand that following pre-application advice the applicant has reduced the ridge height by 40cm. However, we are concerned that the proposed ridge height of the roof at 11.2m is still noticeably higher than those of the neighbouring properties fronting the river as can be seen in separate document DC/20/2355 FUL Quayside.png (copied from the application Design & Access Statement).

It is therefore contrary to DM21 (a) proposals should relate well to the scale and character of their surroundings particularly in terms of their siting, height, massing and form.

Waldringfield Parish Council would be happy to support an application with the following amendments:

A modified roof design that reduced the ridge height, possibly by reducing the rake of the pitch which could be done as the roofing material is zinc cladding rather than overlapping tiles. We feel that this would be achievable without compromising the internal height at the eaves. This would not only reduce the height of the building but would also reflect the roof design of the boatyard building immediately adjacent to Quayside.

If ESC is minded to approve the application we would ask for the following conditions to be applied.

In line with the Waldringfield Parish Council Landscape & Wildlife Policy, we would ask:

a) that built-in swift nesting bricks are incorporated into the design, particularly as swifts are in this area of the village; and

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b) that the exterior lighting should be controlled by condition and a detailed scheme should be provided by the applicant using the lowest practicable levels of illumination on a timed or motion activated basis.

Similarly, we suggest that a detailed construction plan should be provided by the applicant, also controlled by condition. This is required as The Quay is a single-track road which would be blocked to all other traffic if any skip or construction vehicle was parked on the road. Access to The Quay (and to Quayside) by large vehicles is virtually impossible due to the narrow road width and the right-angled access point off Cliff Road and so the size of construction vehicles will need to be controlled. We are also concerned that vast levels of dust and debris will be generated, particularly during the demolition phase, and suggest that this also needs to be controlled.

The site is immediately adjacent to the much-used PROW footpath and we would suggest that a condition is applied to ensure that this PROW is not blocked at any time.

The applicants attended the Waldringfield Parish Council virtual meeting when these issues were discussed and we understand that they will instruct their architects and consultants to provide to ESC appropriate amendments and additional material.

Kind regards,

A handwritten signature in black ink, appearing to read 'R. Todd', written in a cursive style.

Rebecca Todd
Parish Clerk