



Waldringfield Parish Council

Parish Clerk: Rebecca Todd
5 St George's Terrace, Church Road,
Felixstowe, Suffolk IP11 9ND
Email: pc.waldringfield@googlemail.com
Telephone: 01394 271551
Website: www.waldringfield.onesuffolk.net/parish-council

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WPC Response to Planning Application DC/21/1238/FUL Cross Farm, Woodbridge Road, Waldringfield IP12 4PL – Double and single storey extension and internal alterations to dwelling. Previously approved under application DC/17/2277/FUL.

Dear Eleanor Attwood,

Planning application DC/17/2277/FUL (extensions etc.) was approved in 2017 but work has not started within the 3-year starting time condition imposed at the time.

DC/21/1238/FUL – current application.

Waldringfield Parish Council objects to this application.

Cross Farm is outside of the Waldringfield settlement boundary, in a countryside setting. The house is very close to the riverbank and has a prominent position within the Deben SPA and RAMSAR sites as well as the AONB. It is very clearly visible from the river itself and also from the opposite riverbank and is therefore a very sensitive site.

Taking into account the extensions and alterations approved in 2017, Waldringfield Parish Council has the following comments on the current application DC/21/1238/FUL.

We feel that the current application is a more sympathetic design to that of the approved application of 2017, but we have significant concerns regarding the proposed very large window lantern in the single-storey extension labelled the orangery. The inevitable light spillage will cause a significant impact on the otherwise dark area of the AONB, the Deben Special Protection Area and RAMSAR sites. (The 2017 application had a conventional pitched roof on a single-storey extension in the same position.)

We can understand why the window lantern was incorporated into an extension that sought to create the look of a 19th century orangery, but traditionally an orangery was used to grow exotic plants and was not part of the living accommodation. This proposed extension is shown on the plan as the largest room of the house, designated as the main family living room. It is reasonable to assume that it will therefore be well lit internally for much of the time.

In addition, the application does not include any details of external lighting or a lighting plan.

We consider that the inevitable light spillage/pollution from the internal lighting, particularly in the orangery, will have a detrimental effect on the AONB and, of even more concern, on the wildlife within the Deben Special Protection Area and RAMSAR sites. This risk is further exacerbated by the lack of an appropriate external lighting plan.

This immediate area of the Deben SPA has been highlighted as of particular importance by Natural England in its submitted route for the Felixstowe Ferry to Bawdsey section of the England Coast Path. The route is taken inland in this section of the estuary, specifically to avoid the disturbance of birds in this area of saltmarsh.

“The trail near Cross Farm, near Waldringfield and at Hill Farm, Martlesham is aligned inland. - To prevent disturbance of birds in the upper saltmarsh and grazing marsh by recreational users.”

Waldringfield Parish Council therefore has to object to the application in its present form for the reasons above and for the non-compliance with the following ESC Policies.

Waldringfield Parish Council

SCLP 10.1 Biodiversity & Biodiversity and Geodiversity

Any development with the potential to impact on a Special Protection Area, Special Area for Conservation or Ramsar site within or outside of the plan area will need to be supported by information to inform a Habitat Regulations Assessment, in accordance with the Conservation of Habitats and Species Regulations 2017, as amended (or subsequent revisions).

SCLP10.3 Environmental Quality

Development proposals will be expected to protect the quality of the environment and to minimise and, where possible, reduce all forms of pollution and contamination.

e) light pollution

SCLP10.4 Landscape Character

Development proposals will be expected to demonstrate their location, scale, form, design and materials will protect and enhance:

a) The special qualities and features of the area

Yours sincerely,



Rebecca Todd, Parish Clerk – on behalf of Waldringfield Parish Council