



Waldringfield Parish Council

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Waldringfield Parish Council's additional response to DC/21/2391/FUL Land off Ipswich Road, Brightwell IP10 0BJ – Change of use of land for siting of 31 static units and 12 touring pitches and ancillary facilities – re-submission of DC/20/5102/FUL.

Dear Rachel Lambert,

Thank you for inviting the Parish Council to comment again on this application following the additional documents posted on the planning web page.

Waldringfield Parish Council has read carefully the documents posted after July 2021 and is not persuaded to change its original response. WPC therefore **OBJECTS** strongly to this application and recommends that it is refused permission.

WPC does not wish to make any amendments to its original response of 16th June 2021 and wishes to reiterate the comments made within that response. We also add the following observations based on the additional documents submitted by the applicant and consultees.

Comments on additional documents

i) Having read the several submissions by Daniel Kinsman, Environmental Health Officer, regarding the noise impact of the wind turbines we would support his recommendation that planning consent is refused.

ii) The design & access statement of application DC/21/2391/FUL says that the static units are to be used as holiday let accommodation. Letters designed to show that there is an unsatisfied demand for this type of holiday accommodation in the Brightwell area have been received. We are not convinced by the statements made in these letters.

Bucklesham Parks Holiday Village

The website makes it clear that this site is focussed on owner occupied holiday lodges, not holiday lets. These lodges are the same/similar to those proposed in DC/21/2391/FUL. Out of a total of 50 plots on the Bucklesham site the website shows 10 plots currently available on which potential residents can locate their own "lodge". Clearly the site is not operating at full capacity and there is currently room for a 20% growth of units on this Bucklesham site.

The website also makes it clear that the "village/park" owner does not let out the lodges. It states "*If you are just looking for a holiday with us, some of our lodges are available for hire from the private owners. Please follow the link below to connect with them*"

However, this doesn't appear to be a popular option as according to the website, only one owner wishes to let out its lodge, which is showing full availability for the remainder of 2021 & throughout 2022.

Newbourne Park

Doesn't appear to have its own website but it appears to accommodate owner occupied holiday lodges. Holiday lettings, when they do occur, are via the owners of the individual lodges. It would appear that Newbourne Park is still in the process of development in order to reach full capacity. According to a Rightmove entry handling a sale in July 2021 "**Holiday Homes Coming 2022! Details and Prices TBC!**"

We say that neither of these websites demonstrate an unsatisfied local demand for holiday accommodation in this area, even with the inflated and temporary spike in "staycations" during COVID 19 restrictions.

The demand for tourism in this area of the countryside has not been clearly demonstrated.

The application is therefore contrary **Policy SCLP6.5, (a)**.

The additional documents do not address the fundamental issue of sustainable development as stated in **Section 2 of the NPPF**.

This states that in order for a development to be considered sustainable it must bring economic, social and environmental benefits.

This application fails on all 3 counts.

Economic

The applicant suggests that it would bring economic benefits to the settlements in the surrounding area but provides no evidence. There is a complete lack of connectivity between the proposed site and existing settlements and amenities. The applicant mistakenly refers to bringing economic benefits to the pub and farm shop in Brightwell – there isn't a pub or a farm shop in Brightwell.

Environmental

The design & access statement asserts that "*The development also fulfills the environmental role of sustainable development in that the site is accessible by public transport. Consequently, guests staying at the site would not be reliant on the private car to access the site or explore the local area*"

This is simply not true.

The local bus timetable shows that there is a single bus service per weekday. It leaves at 09.27 to Ipswich a journey time 1 hour! There is a single return service arriving at 14.12. No service at weekends.

Given the lack of access to public transport and the lack of connectivity with existing settlements and amenities there are no sustainable travel options open to visitors/residents at the site, (even the driveway from the Ipswich Road to the actual site is nearly 1km) all visitors/residents would be reliant on private motor vehicle travel. This negative environmental impact is not acceptable for a development of this scale, particularly in this time of Climate Emergency.

In addition, the proposal offers no amenities on site other than toilet & shower blocks, a relatively small area of communal green space and a bird's eye view of the adjacent wind turbines and solar panels. The visiting holiday makers/semi permanent residents would

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therefore have no reason to spend time on the proposed site and would have every reason to travel off the site in order to seek enjoyment/recreation elsewhere. As previously stated, these journeys would of necessity be by private motor vehicle.

We would argue that holidaymakers/residents staying at the proposed site would make multiple visits by car to the Deben SPA and to Waldringfield in particular resulting in increased traffic pressure on the narrow, mainly single track, roads and considerable disturbance to local residents.

Social

The application fails to provide any social benefits, in fact the impact on Waldringfield would be entirely negative.

Kind regards,



Jennifer Shone-Tribley, Parish Clerk – on behalf of the Waldringfield Parish Council