

Tree warden comments on application

Notes added 11th August 2022 in response to the revised application. Changes to the previous comments are shown in red

DC22 0495 FUL Chapel works

The proposed works involve the renovation of the existing industrial buildings formerly operated by Clarke Demolition Company, and the construction of two new buildings to the north of these on an area formerly part of the Waldringfield Golf Course.

Design and access statement-Comment remains unchanged

This states that the renovation will be using materials sympathetic with Waldringfield Heath industrial units – which cannot however be seen from Newbourne Road or from the site. I have not found any mention of the proposed finished appearance of the renovated buildings. By Waldringfield Heath do they mean to refer to the Seven Acres industrial site about half a mile away?

Item 2.07: This matter was not addressed in the revision

This states that 'The new buildings will be screened by a **very established and mature hedgerow** which is to be retained'. However part of this hedgerow shown on the plan has already been removed as an electricity box has been located next to the telegraph pole. This does not appear on the plan. This involved the removal of the group labelled G7 a-f on the plan. This leaves only a thin row of hedging along the frontage for the first 8 metres.

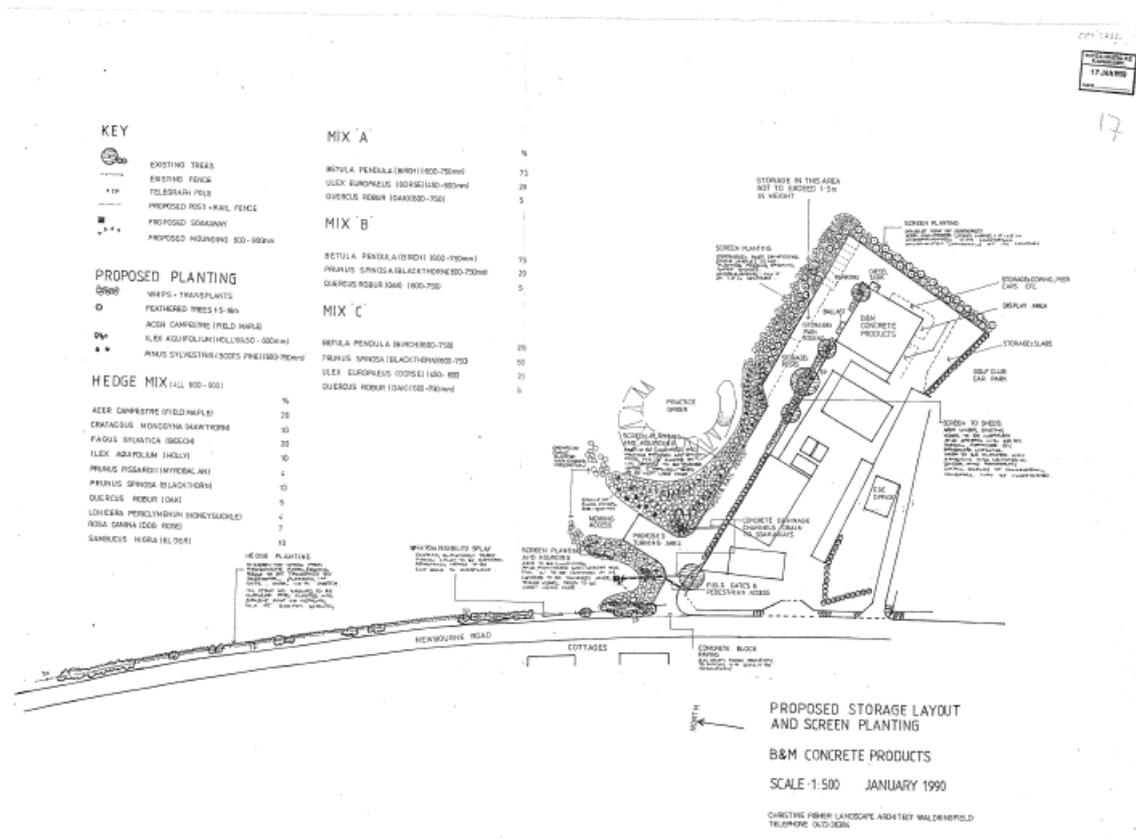
If no planting is permitted near the box there should be an indication of the extent of this non-planted area and a proposal to make up for it with **new planting** within the site to screen the site from Newbourne Road. **Revised position of Unit 1 brings it closer to the road with the loss of further parts of the existing vegetation. This does not allow for any extra planting as suggested in fact less. The building will be MORE visible from the road. Parts of the existing trees will overhang the new hard driveway most probably infringing on the root protection zones.**

The remainder of the existing hedge and trees to the north of this is at present retained.

It would be helpful if markers were set out to show the extent of the proposed buildings. They seem to be as close as possible to the boundary. Also on the side facing the road a 'secure storage area' is labelled on the landscape plan but there is no indication of what this involves. **Unchanged**

Site of the proposed units – photo in the Design and Access Statement

This photo shows heaps of material possibly brought in as bottoming for a hard area. These are on the site of a stand of mainly birch trees recently removed by the applicants. These were planted as part of the approved landscape plan which was meant to screen the premises of the former B & M concrete from view.



Plan showing the landscape plan drawn by me in 1990 for B & M concrete. It is also the site of a former golf green. North is to the left.

Item 4 Landscaping.

The gates and fences referred to as being retained were installed by the applicant recently. They are heavy duty solid metal screening gates and fences. The connection between the end of the fence and the hedge looks very awkward. The landscape here is otherwise soft landscape of trees and hedges with residential properties close by. The previous field type gate was not obtrusive.

The proposal to finish all surfaces with concrete is not acceptable. There should be free draining permeable finish to allow water to drain away. **There needs to be a proper illustrated drainage plan.**

The added position of soakaways is inadequate. Rainwater from roof should be directed to soakaways to preserve the ground water. .

The large 'hard standing' does not have a function given.

I would therefore ask if the proposed buildings could be relocated farther from the road giving more scope for intervening planting to screen these large and tall units. Still applies

Vegetation retained

The text says that the hedge along Newbourne Road will be retained. This was planted in about 1990. The area inside the hedge was also planted with a mixture of woodland species and has grown

into a small copse area. This has already been somewhat reduced by the clearing operations carried out so far on the site.

I would suggest that **no more clearance** be carried out – that would seem to be what the text says, but they have also added a hatched area which seems to be proposed for planting. This is very faint but perceptible on the plan. There is existing ground flora under the trees and a badger trail with latrines. There is some rubble in places which very likely may be harbouring reptiles and amphibians such as toads and newts which are frequently seen around here. Hedgehogs and slowworms also occur nearby. Further disturbance would make matters worse. The large amount of tree cover and shrubby vegetation already removed has probably been vacated by large numbers of these animals and small rodents and amphibians which would have been living in there and had to flee. Therefore the remaining area of trees along the road frontage should be **protected with more planting** to the inside (away from the road) and the hard standing adjacent to unit 1. **I suggest that at least a further 8m of soft landscaping be added to the present inside edge of the hedge and trees and this planted up with a mixture of native species such as is currently proposed within the existing trees.** Clearing and planting through the existing woodland while removing what is there already seems like needless disturbance of an established semi wild piece of woodland/hedge. Large pieces of polystyrene or plastic should be removed with care as there may be animals hiding underneath.

There is more than enough space within the site to accommodate the additional planting.

Area in front of the existing units next to Newbourne Road (formerly parking for trucks, skips and large vehicles).

The proposals for this area are a hedge along the frontage which appears to be roughly although not exactly along the position of the existing brick raised bed.

Some seven young trees or saplings are proposed planted within what was the old CDC car park area. It will need ripping with a large blade to make an impression on it enough to plant trees.

It is not clear what is proposed to happen to the brick raised bed. According to the planning records for these buildings an approved landscape plan was supposed to be submitted and there was mention of a hedge being planted along the front. However it appears this was not carried out. The fate of the brick raised bed is not given. Like the rubble strewn woodland it is likely to harbour a lot of amphibians such as newts and toads and possibly reptiles. If cleared it should be done with due precautions. It could possibly be planted over with suitable vigorous ground cover such as ivy and vinca which would hide it and with a substantial hedge behind it it might be allowed to melt into the background.

A very large oak was removed from this area by the applicants. This would have considerably softened the appearance of their frontage. It is however good that they are replanting native trees. They propose sowing with tussocky grass and wildflower mix. As they have removed such a large area of tree canopy I suggest they cultivate the whole area and plant a mix such as the one they removed from the site where the units are proposed. This would include the trees already on their

plan (oak, rowan, field maple, hazel) plus birch which would grow quickly in the light soil and more hazel and smaller growing trees as understorey. A hedge of mixed native species as proposed would be good. If the whole of the area behind the hedge was planted up with woodland species this would provide better screening.

The boundary between the former industrial site and the new area was formerly a hedge with trees .

This seems to have totally vanished on the plan. This and other opportunities to get green canopy into the site should not be missed. Given that part of a golf course and a lot of associated woodland and shrubbery has been removed, attempts should be grasped to replace the lost canopy which affects all of our health and well being, with appropriate green vegetation wherever feasible. This can be done without alot of maintenance implications provided that natural self maintaining vegetation is used such as ground covers mixes of British natives. **This would be more in accordance with the policy of East Suffolk to promote biodiversity and also the policy of the PC of Waldringfield.**

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Tree warden

Waldringfield Parish Council

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Updated 11.8.22