



Waldringfield Parish Council

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Submitted via the ESC planning portal

WPC response to Planning Application DC/20/0905/OUT Outline Application (Some Matters Reserved) - Demolition and removal of all necessary existing buildings and structures to enable the residential development for up to 300no. new dwellings, with access from Portal Avenue, associated open space and landscaping, drainage and infrastructure. Suffolk Constabulary Force Headquarters, Portal Avenue, Martlesham Heath, Martlesham, Suffolk, IP5 3QS

Thank you for inviting WPC to comment again on this development.

Waldringfield Parish Council continues to OBJECT to this application.

In addition to our original response submitted in March 2020 we wish to make the following comments.

Having found the amended Masterplan in the Environment Statement, we are pleased to see that the proposed number of 5 storey blocks has been reduced from the eight shown in the Masterplan drawing J0002391 submitted in February 2020.

However it is the view of the Parish Council that the inclusion of any 5 or 4 storey residential blocks on this site is inappropriate. The scale of residential development in the surrounding area is predominantly 2 and 2½ storey and it is this scale, generally, that should be reflected across the built area of the proposed development. 4 and 5 storey, high density residential blocks are completely out of context in this residential setting, particularly as they are featured on the perimeter of the site. They have a negative visual impact on the development as well as the wider adjacent areas.

Similarly the proposed proportion of 1 & 2 bedroom dwellings contained in these tall blocks does not reflect the housing mix requirements of the ESC Local Plan.

In addition we wish to point out that what is now identified in the Environment Statement as the final iteration of the Masterplan (*March 2022; Drawing No. J0002391_032B*) does not appear to have been submitted or listed as a stand alone application document.

We would also point out that there are a number of mis-referenced drawing numbers across the original DAS and the Environment Statements.

Whilst appreciating that this is an outline application, should permission be granted, the information it contains will inform any detailed reserved matters applications submitted in the future. For the avoidance of doubt we suggest that the applicant should submit the Masterplan (*March 2022; Drawing No. J0002391_032B*) as a separate document.