



Waldringfield Parish Council

Parish Clerk: Jennifer Shone-Tribley
Low Farm, Ipswich Road, Waldringfield,
Woodbridge, Suffolk IP12 4QU
E: pc.waldringfield@googlemail.com
T: 01473 736475
www.waldringfield.onesuffolk.net/parishcouncil

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Waldringfield Parish Council response to DC/21/5499/OUT Widelands Cliff Road Waldringfield IP12 4QL

The Waldringfield Parish Council notes that this is “outline” in the extreme. This application is proposing the development of a single dwelling, not a multi dwelling housing development. Given the above plus the restrictions of the proposed site we do not think an outline application is appropriate in these circumstances. There is no detail on design, scale, mass, planting, let alone how the shared access is supposed to work, all of which would be required to establish if this proposed garden infill site was suitable for further development.

The current layout of the plot shown as Widelands resembles the shape of a bottle (narrow at the point of entry from Cliff Rd , then opening up to a wide garden), in which sits the existing dwelling overlooking the river.

The reason for this unusual configuration is that the land situated at the Cliff Rd end of the original “Widelands” plot has already been the subject of 2 previous garden infill developments, initially to create “Glebelands” and more recently the remaining frontage was further divided in order to build “Woodcroft” whilst retaining the access to “Widelands”. This more recent division precludes any further garden infill such as that put forward in this outline application.

The site location plan, drawing 5504- 0100 P03 shows that the proposed development site stretches from the western to the eastern boundary, effectively blocking the access to the remaining Widelands plot, other than by bisecting the proposed development site along the line of the current single driveway with the proposed infill straddling the drive. There is no indication of how the separation of the proposed site with an appropriate level of privacy could be achieved whilst maintaining access to the existing house Widelands, as clearly this could not be achieved.

The application gives no indication of the number of bedrooms or how many storeys are envisaged. Only the footprint of the proposed dwelling is shown on drawing 5504-0101 P03. This shows that the building would fill the full width of the proposed plot from the eastern boundary to the single driveway with no separation.

The configuration of the plot and the indicative scale of the proposed dwelling would clearly result in creating a detrimental impact on existing and future occupants of both Widelands itself and any new dwelling on the proposed site.

The garage is shown immediately adjacent to Cliff Rd which does not follow the building lines of the adjacent properties and would have a negative impact on the street scene.

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The proposed development therefore does not comply with Policy SCLP5.7 which sets out criteria for infill housing development in existing gardens. "Development must ensure that there is no detrimental impact on existing and future occupants by protecting residential amenity, character of the locality and street scene, and landscape, as well as providing adequate parking, access and provide amenity space."

For the above reasons we **OBJECT STRONGLY** to this application.

NB. In addition: We note misinformation on the application form

Q12 on the application form states

"Are there trees or hedges on the proposed development site? Yes No

And/or: Are there trees or hedges on land adjacent to the proposed development site that could influence the development or might be important as part of the local landscape character? Yes No

If Yes to either or both of the above, you may need to provide a full tree survey, at the discretion of your local planning authority. If a tree survey is required, this and the accompanying plan should be submitted alongside your application. Your local planning authority should make clear on its website what the survey should contain, in accordance with the current 'BS5837: Trees in relation to design, demolition and construction'

The applicant answered "NO" to both questions. This is an incorrect statement. At the time of the application there were a number of mature trees on the site together with very well established, mixed hedging. However, within the last few days a contractor has been on site, several trees have been cut down/damaged and the hedging has been ripped out, presumably to avoid the need to provide a tree survey.

Kind regards,



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