



# Waldringfield Parish Council

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**RE: Waldringfield Parish Council's response to:**

**DC/24/2975/ARM** Approval of Reserved Matters of DC/17/1435/OUT - Outline planning application for up to 2000 dwellings, an employment area of c0.6ha (use Class B1), primary local centre (comprising use Classes A1, A2, A3, A4, A5, B1, C3, D1 and D2), secondary centre (comprising possible use Classes A1, A3 and A4), a school, green infrastructure (including Suitable Accessible Natural Greenspace (SANGs), outdoor play areas, sports ground and allotments/community orchards), public footpaths and cycleways, vehicle accesses and associated infrastructure - (Appearance, Landscaping, Layout and Scale) for the erection of up to 93 dwellings (including 23 affordable houses), semi-natural green open space, associated parking and landscaping (Phase W6). This includes details submitted in compliance with conditions 8, 11, 14, 30 and 43 and details submitted to formally discharge conditions 23, 24, 25, 26, 28(a), 41, 48 and 61 of DC/20/1234/VOC.

Dear Danielle:

## **WPC OBJECTS to this application for the following reasons.**

Our main concern here is that it is contrary to condition 43 of **DC/20/1234/VOC**. This condition states:

*43. The reserved matters application pursuant to Condition 1 for the layout of the phase of development covering the area of the site between the western Ipswich Road access (drawing number 10391-HL-05 revision E) and the boulevard, shall include a design strategy to reduce traffic using this access, through traffic calming or street design.*

*Reason: To distribute traffic across the other accesses and to calm the effect of traffic on that junction in order to maintain the rural character of Ipswich Road.*

WPC's concerns over the impact of the Western Ipswich Road Access route to the boulevard have been voiced on many occasions. Condition 43 was included after much negotiation with the developer and ESC planning. The objective, as described above, was to reduce the use of this "secondary" access as a main route/shortcut through the development.

Drawing 10391-HL-05 revision E, identified in condition 43, showed only the access immediately off the Ipswich Rd, no details of the road itself were included at that time.

More detailed drawings were subsequently brought forward and approved by ESC, for example, WESTERN ACCESS ROAD GENERAL ARRANGEMENT SHEET 1 OF 2, drawing number 10596 2054 101, included in DC/18/2774/ARM (permitted on 15th July 2022), now attached. This included two single file build-outs plus two raised table-top sections. The combination of these measures satisfied the requirements of condition 43 – ie: to reduce the traffic movements along this road.

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The parish council is therefore extremely disappointed and alarmed to see on drawing 22288/PL1 - Planning Layout in this application, that the build-outs have been removed and only simple, low rise table tops are included. Such measures are often seen when roads are approaching a built-up area and, in all probability, help to encourage drivers to reduce their speed. However, they are not an effective measure to reduce the amount of traffic, they would not deter drivers from using this road as a “rat run” and so do not deliver the requirement of condition 43.

This is further exacerbated by the overall design which has characteristics of a higher speed road: straight alignment; separated vehicle surface and cycle/ pedestrian routes; bunds between the two. This also appears at odds with the local planning authority’s requirements.

In addition: WPC’s Tree Warden makes the following comments:

The number of native trees has now increased and the native hedging now includes hawthorn which is positive. We are surprised to see that spindle hedging, which while native, is also poisonous and was not previously allowed in certain environments by SCC. It would be good to be reassured that a pruning regime will be introduced and maintained on the 45 bay tree topiary balls. Overall, the number of trees could still be much increased.

There seem to be a very small number of bulbs planted according to the schedule. It would be good if these numbers could be increased.

There are a lot of close board fences, with no suggestions for climbers on them. A previous suggestion was to offer each householder a small tree and a climber with a trellis, to start to soften the outlook with some greenery. I cannot see any reference to this idea but perhaps I missed it.

There are large areas of grass seeded using a damp preferring seed mix. One cannot see these areas remaining damp for long so a more suitable seed mix should be used.

There is reference to weedkilling large areas of the site before the planting is done. In the ecologist's report it says weedkilling should only be if strictly necessary and not near any water bodies. It says it will have to be a currently approved weedkiller. We would recommend that this does not include glyphosate which WPC has banned in public areas in Waldringfield.

Hedgehog gaps in fences: these are illustrated in the ecologist’s report. Hedgehog highways and bird and bat boxes are shown on the ecologist’s 'Environmental enhancement plan' in their report Appendix 7. One assumes there will be a hedgehog gap wherever this 'highway' crosses a boundary. Explanation would need to be given to residents to encourage them to not block these.

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