



Waldringfield Parish Council

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DC/24/4345/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 - Construction of 69 homes (including 17 affordable homes) garage, parking, surface water drainage basin, internal access roads, landscaping and associated infrastructure (**W5**). 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 - Land South And East Of Adastral Park, Martlesham Heath, Martlesham, Suffolk

Dear Danielle,

WPC is pleased to see that the number of affordable homes provision complies with the S106 agreement and is in line with the breakdown by development parcel as supplied previously by Taylor Wimpey.

We were expecting that this Reserved Matters application would include more detail of the trees & shrubs and general planting for the W5 parcel. Few of those that are identified are native species and some of the trees are entirely unsuitable for the dry sandy soil of this site.

We consider that there is an overabundance of fastigate tulip trees included in this parcel. This is an American species which requires a deep moist loam soil in order to thrive – we see no reference to the amount or method of delivering the irrigation required by such trees. In addition, this species is of little value to British wildlife.

The landscape strategy drawing for this parcel looks very bland and sterile.

The Avenue trees are depicted as 5m diameter canopy. This would be a maximum at maturity – if they survived that long.

The W5 parcel contains the large drainage basin. We are pleased to see that the application documents show some planting detail including native wetland tree, shrub and wildflower planting. Is it envisaged that this space will be accessible to the residents to use for recreation? If so, the very steep gradients around the basin would be hazardous.

Having reviewed this application, the WPC Tree Warden (a qualified landscape architect) concluded:

In all I predict that this planting would result in a very sparse appearing site which will rely heavily on the private house dwellers to supply greenery especially trees and bushes and climbers on fences.

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This site formerly supported many oak trees and shrubbery of bushes and small trees of native species in between the quarrying operation. These have all been swept away leaving a desert of sand. This is very free draining and any planting needs to be tolerant of extreme hot and dry conditions. We would wish to see the details including quantity of the appropriate soil/ growing medium that is going to be imported onto the site to compensate for the inappropriate species selection.

Having expressed its disappointment, the parish council has no further comments to make on this application at this stage and looks forward to more details being provided in due course.

In the meantime, WPC therefore maintains a **HOLDING OBJECTION** to this application

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