



Waldringfield Parish Council

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Dear Rachel

Waldringfield Parish Council Response to Planning Application DC/21/4004/ARM | Approval of reserved matters - the construction of 119 dwellings (including 34 affordable houses), associated works, landscaping and infrastructure for Phase E1, together with details of Green Infrastructure relating to the adjoining part of the southern boundary (Ipswich Road) SANG - on DC/20/1234/VOC. | Land To The South And East Of Adastral Park

In addition to the responses already submitted by the Parish Council to this reserved matter application, we have reviewed the application documents added from 21/6/2022 and make the additional comments/observations.

There appears to be some inconsistencies between the following drawings submitted
The Cycle Hierarchy Plan, 10596 – 2001 – 120
The connectivity plan, drawing 22274/C11/CP
The PROW Plan drawing 22274-PROW-01
Drawing 10391-HL-110 as contained in condition 10 of the outline planning consent

For example the connectivity plan, drawing 22274/C11/CP shows some bridleways and describes them as pedestrian & cycle routes. This drawing omits the “proposed permissive route” shown as Y - Z on the drawing 10391-HL-110. We would have imagined that this was an important link to the pedestrian & cycle routes and therefore should be included in 22274/C11/CP.

Drawing 22274-PROW-01 is included in the BLCF presentation but doesn't appear to be included in the documents submitted for this reserved Matters application. We find this odd as this drawing relates closely to Drawing 10391-HL-110, albeit that the permissive route is diverted slightly.

There is also a discrepancy between what is stated in the “Summary” document and drawing 22274/C11/CP .

Drawing 22274/C11/CP states that routes 1 & 2 will be in a usable state by September 2025 & 2027 respectively but the Summary document states that routes 1&2 will be in final form by September 2025 & 2027 respectively.

We are concerned that this Reserved Matters application does not appear to include an Arboricultural Impact Assessment for the works associated with the Western Ipswich Road Access. We understand that this might well be in the “yet to be determined” reserved applications submitted several years ago but we would have thought it helpful to have the relevant documents in the same place.

We are pleased to see that additional native species trees and those that are resistant to climate change have been included in the plans.

The Parish Council Tree Warden has provided some initial comments which we now append below as part of our response

Further comments on changes to the landscape plans, Brightwell Lakes, DC/21/4004/ARM, 12/7/22

There are some improvements to the previous version of the landscaping plans. These are: the appearance of 'native hedging'. This now appears between the avenue trees which line the main road. The mix consists of hazel, dogwood, dog rose, guelder rose, spindle and does not include common hedging plants such as hawthorn and field maple which form the basis of most hedges in the area, apart from elm which is probably difficult to get since Dutch elm disease. I would suggest the use of hawthorn and cherry plum or field maple as strong reliable hedging plants as well as the others mentioned.

1. I am glad to see more species trees such as hornbeam and the removal of Liquidambar which would have probably found it too dry on the free draining sand which underlies the site.
2. The proposals now include Scots Pine and Austrian pine. However quite a lot of Austrian Pine are to be removed to enable sightlines onto the Ipswich Road. The replacements will compensate to some extent.
3. The topiary yew and bay are still featured. My questions would be, are these meant to be maintained by contractors as presumably the residents would not be expected to carry out the regular trimming needed to maintain the shapes?
4. I believe there are now more trees featured overall. It is quite involved comparing the revised plans with the original ones but it does appear that some notice has been taken of our comments. Natural England also argued for more native hedging and trees.

If not already included, I still suggest there should be a choice of a small tree offered to each resident to be planted in the rear garden and also a climber and supporting trellis of their choice from a list of suitable ones.

Christine Fisher Kay
Tree Warden, Waldringfield Parish Council

Yours sincerely,



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