



# WOODBIDGE TOWN COUNCIL

Shire Hall Market Hill WOODBRIDGE Suffolk IP12 4LP

**Mrs C B Walker DMS MInstLM**  
Clerk to the Council



19th July 2017

Dear Ms Beighton

## **DC/17/2840/FUL**

**Demolish all of the existing offices and surrounding buildings on the site and replace with a high quality housing development proving 100 residential units (33 affordable) (C3) together with a community building (D1) and a retail unit that may be a coffee shop (A1/2/3) or retail unit. A landscape environment free from cars as they are located in an underground car park. Means of access and other associated works – Former Council Offices, Melton Hill, Melton.**

Woodbridge Town Council held their Planning Meeting on Tuesday July 18th. 70+ members of the general public attended and were given an Overview of the Plan, and the opportunity to speak for three minutes with regard to their objections, concerns, and many other issues connected with the above Planning Application.

14 Members spoke – A quick summary - all expressed vigorously their dissatisfaction with the artists misleading drawings, the two undesignated 19th and 20th Century buildings which they felt should be kept along with the trees that front the site. These two aspects are considered by residents of Woodbridge a special feature being the gateway into Woodbridge. Concern was expressed re the loss of trees, the lack of disabled access, the lack of Parking for both residents, visitors and tradesmen. The Deben Road link for pedestrians and cyclists was vital but street furniture should ensure that mopeds, motorbikes etc, are denied access to the link. There was no justification for 5 storey Villas, their size and density was unacceptable along with overbearing and the vision from the Sutton Hoo site and The River Deben a blight on the landscape. A Conflict of Interest with regard to the SCDC plans and the sale of their land for this Development along with a feeling of their being a lack of Transparent and honest communication.

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Afterwards, there was a general debate by the Planning Committee and it was resolved unanimously to **REFUSE** the Application as it is Contrary to:

**Suffolk Coastal District Local Plan July 2013 Core Strategy and Development Management Policies:**

Sustainable Development SP1 j

Settlement Policy SP19

Woodbridge SP26, a, h and i

This policy gives the strategy for Woodbridge – character of the riverside and estuary and retains the quality of the built environment.

Design SP21 a and f.

The designs of the Villas were felt to be out of keeping, overbearing in a landscape adjacent to a Conservation Area, an AONB, a Ramsar, SPA site and will contribute to the Air Quality Management Area. The design layout was felt to detract from the character of its surroundings, particularly in terms of their siting, height, massing and form, especially attention must be given to the form, scale, use and landscape of the spaces between buildings and the boundary treatment of individual sites particularly on the edge of settlements.

**Car Parking DM19 and SPG 3 Suffolk Advisory Parking Standards**

It was felt that 100 dwellings should warrant the recommended 1.5 parking spaces and not less than 1 car parking space per dwelling. It would appear that there are only 93 car parking spaces for 100 dwellings. Six visitor car parking spaces including one disabled were felt to be inadequate for a development of this size and the fact there was no parking allocated for the possible coffee/retail unit hard to believe.

**Affordable Housing DM2**

This was welcomed.

**Landscape and Townscape SP15**

Policy SP15 states that the policy of the Council will be to protect and enhance the various landscape character areas within the district either through opportunities linked to development or through other strategies. 3.160 ad 3.161 of the Core Strategy recommends the delivery of high quality developments based on the principles of good,

sustainable and inclusive design which makes an area attractive to live in. In terms of housing, it will be tailored to meet the immediate and lifetime needs of local people.

### **Residential Amenity DM23**

The development of Villas was unacceptable to those residents living across from the proposed site in the Conservation area and those living on the Sutton Hoo side of The River Deben.

### **Non-designate Heritage Asset SP26, a,h, and i.**

Residents are greatly distressed to see that the 19th and 20th Century Buildings in the front are to be demolished.

### **Biodiversity and Geodiversity DM27**

Trees should be kept – their importance for the welfare of residents and their help in reducing air pollutants in an Air Quality Management Area, is important.

Also

### **National Planning Policy Framework (NPPF)**

- Para 7 Sustainable Development
- Para 126 Conserving and enhancing - bullet points 3 and 4
- Para 131 bullet point 3
- Para 135 Non-designated heritage asset

Also

### **Suffolk Coastal Local Plan remaining Saved Policies – July 2013**

- AP1 Conservation Areas Control of Development and Enhancement.

Also

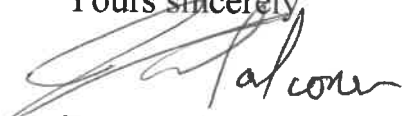
### **Deben Estuary Plan – A Supplementary Planning Document**

Policy 3.2.28 under Landscape and Heritage

Should the Application be Approved at Determination, we would like to see the following Conditions applied:

- Construction Management Plan
- The Deben Road link is for Walkers and cyclists only not or Motor bikes, cars etc.

Yours sincerely



**Deputy Chairman  
Planning Committee  
Woodbridge Town Council**