

## Planning Advisory Group: Report to Walberswick Parish Council

Planning Application ref DC/17/4401/FUL

Bird Hide, Bennett's Drift, Leveretts Lane, Walberswick IP18 6TR

30.11.2017

### Opinion

In the opinion of the Planning Advisory Group, the matters referred to in paragraph 3 below must be addressed before the application is determined

### Comment

1 The Common Lands Charity proposes to construct a bird hide on its land at the end of Bennett's Drift overlooking Town Marsh. The hide will be dedicated to the memory of Tony Lancaster, a much respected Walberswick birdwatcher. WCLC will retain ownership of the hide and responsibility for its management and maintenance.

2 The hide will be a standard timber framed construction 5.4m x 2.4m x 2m high and set on posts 1m above ground level. Steps lead up to a full width landing giving access to the hide. The application does not itself include drawings of the hide but drawings are shown in Appendix 1 of the Landscape Assessment, commissioned by WCLC in support of the planning application.

The location of the hide is shown on Block Plan 0, on the axis of Bennetts Drift. The area is used during the grazing season to pen cattle but no information has been provided showing the relationship of the hide to the fencing and gates required for the cattle enclosure nor how access to the hide will be maintained when the enclosure is in use.

Bennetts Drift will provide pedestrian access from Leveretts Lane to the hide and the adjoining marsh. The Management Plan submitted by WCLC confirms that there will be no provision for car parking on the site. The intention is to provide a sign at the entrance to Bennetts Drift directing visitors to the car park at Ferry Road to avoid the disturbance of additional traffic in Leveretts Lane.

3 The Planning Advisory Committee has the following observations:

3.1 In spite of the Charity's stated intention, both the Location Plan WCLT 1A and the Block Plan WCLT 0 continue to refer to the provision of parking along Bennetts Drift. These drawings must be revised to omit any reference to parking

3.2 Information is required to show the relationship of the hide to the fencing and gates of the adjoining cattle enclosure and the pedestrian route through.

3.3 As located on Plan 0, the hide will block views of the marsh from Bennetts Drift. Consideration should be given to siting the building by the reeds to the west and

south of the proposed location, sufficient to maintain the view and avoid the need to cross the cattle enclosure to gain access to the hide. In this way the hide would also be less obtrusive.

3.3 Information is required regarding the construction, surfacing and detailing of the footpath along Bennett's Drift. At its eastern end the path becomes very muddy at this time of year where the cattle have gathered.

3.4 The Landscape Assessment shows the site in its wider context, but not the hide. The omission should be made good to allow consideration of the impact of the hide on views across the marshes

3.5 The proposed sign at the entrance to Bennetts Drift directing visitors to the Ferry Road car park will not be effective in preventing traffic from detouring into Leveretts Lane. It should be made clear in all publicity and promotional material that access from Leveretts Lane is for pedestrian only.

It may be appropriate for WPLC and WPC to establish a joint monitoring group to survey traffic movement in the area following the construction of the hide.