



Waldringfield

Parish Council

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12th June 2019

Dear Danielle Miller,

Re: Waldringfield Parish Council Response to DC/19/2123/FUL

Deben View, Mill Road, Waldringfield, IP12 4PY – proposed demolition of existing two storey detached dwelling to be replaced by new 2 storey dwelling and integral garage including all new landscaping works

The existing dwelling is actually a modest 1.5 storey house with the first floor accommodated in the roof with dormer windows. It was built as the rectory to the adjacent Grade 2* listed All Saints Church, part of which dates back to the 12th Century. The site is outside the physical limits of the village. It is set in an elevated position which slopes down to the banks of the River Deben. It is visible from the river and the opposite riverbank. It is, of course, within the AONB. It is surrounded by open countryside in the form of arable fields and "Church Field", an open space primarily dedicated to provide a haven for wildlife as well as providing a valued natural amenity for the enjoyment of residents. There are a number of seating areas on Church Field for residents to enjoy the open, natural views. There are a number of PROW cutting across the farm fields as well as Church Field and immediately alongside the boundary of the site.

All of the above means that this is not only an extremely sensitive site, but its prominent position also makes it highly visible from a great many public viewpoints on land and on the river.

We are pleased to see that the applicant has taken on board consultee comments regarding the previous application and we consider the scale and design of this new application to be more sympathetic to its surroundings.

However, whilst not objecting to this application, we do have some concerns which we would like East Suffolk to seek to address with the applicant before determining the application.

- The footprint of this application has been moved several metres closer both to the nearby public footpaths and to the eastern boundary facing the River Deben, making it more prominent and visible from both vantage points.
- The above comments relate to the impact during daylight. Waldringfield in general, and this area of Church Field down to the river in particular, are completely dark at night. We are therefore very concerned about the light pollution that this proposal will create, particularly in relation to the external lighting, of which there are no details. Such light pollution is contrary to DM23, Suffolk Coast & Heaths Management Plan 2018 and the Deben Estuary Plan.
- The drawings appear to show the garage below ground level. No topographical survey or any explanation is provided to describe how this is to be achieved. We are concerned that the re-sculpturing of the ground levels may result in elevating the height of the proposed dwelling.

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- The application does not appear to include any provision for sustainable energy. For a new property of this scale and location we would welcome alternative energy provision such as a ground or air source heat pump rather than oil.
- We would also appreciate provision to be made for bats, known to be in the area, and swifts, to be actively encouraged to the area.

Kind regards,

A handwritten signature in black ink, appearing to read 'R. Todd'.

Rebecca Todd
Parish Clerk