



# Waldringfield Parish Council

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15 November 2023

WPC response to application **DC/23/3837/FUL | Construction of a new dwelling with detached garage with annex above | The Kilns Deben Lane / Kiln Lane Waldringfield Woodbridge Suffolk**

The following response was sent via the portal on the above noted date:

The application site is in a “tucked away” position reached via long driveways at opposite ends of the site via Deben Lane or the The Quay, both of which are narrow, unadopted lanes. The site appears to be of sufficient size to take comfortably the proposed dwelling and garage/annex and would not result in over development or overcrowding of the site.

The site is surrounded by mature trees & shrubs which help to reduce any potential loss of amenity for neighbouring properties as well as providing well established habitat for wildlife. The application does not show which of the trees, hedges and shrubs are to be retained and which are to be removed. We would suggest therefore that an Arboricultural Impact Assessment should be provided for this purpose.

The application does not contain any detail of exterior lighting. Given its close proximity to the river and the existing dark skies of the area we would suggest that no exterior lighting should be installed until a lighting plan has been submitted and approved by ESC in order to comply with ESC Policy SCLP10.4: Landscape Character.

Given the site's proximity to the river we are aware of the risk of flooding particularly in the area of the Quay driveway and the adjacent land. However we understand that the entrance/driveway off Deben Lane is unlikely to be affected by flood water which, providing this entrance remains accessible, reduces the potential risk of harm in an exceptional flood occurrence. We would suggest therefore that a permanent access rights agreement is provided.

Subject to the above concerns being resolved, WPC would SUPPORT this application.

Submitted by

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