

Item 7:

DC/22/1117/FUL

Continuation of use of land as a caravan and camping site for up to 70 pitches together with the creation of a new access off Ipswich Road.

Low Farm, Ipswich Road, Waldringfield, Suffolk, IP12 4QU



Trigger to Committee:

This application was presented to the referral panel on 27th September as officers are minded to approve the planning application, contrary to Waldringfield Parish Councils holding objection:

- Lack of evidence to suggest 70 pitches are currently in use.
- Assess impact of additional visits on the village and Deben SPA and RAMSAR
- New access located in the countryside and a 60mph road.
- Traffic survey carried out in October not a true representation of traffic numbers in the spring and summer
- Concerns over highways safety
- Concerns over removal of part of hedgerow
- Lack of detail on gate
- Wish to see more details of on-site facilities
- Lack of lighting plan

Until further information is submitted, and our queries/concerns are resolved, Waldringfield Parish Council is unable to support this application and therefore maintains a "holding objection". Should ESC be minded to approve this application, in addition to the above, we would seek conditions that include: 56 day maximum caravan stay, no flood lighting and some restriction on visitor arrival & departure times i.e. not 24 hours.

It was concluded that there are material planning considerations which warrant further discussion by the planning committee.

Ward Member:


No comments received.

Statutory Consultees:

SCC as Local Highway Authority; Natural England; AONB - No Objections, recommend conditions and mitigation measures.

Update from Waldringham Parish:

The Parish Council sent an update yesterday afternoon maintaining their holding objection:

- **Road Safety** - The proposed new entrance would be on the derestricted section of Ipswich Road - speed limit 60 mph. This section of Ipswich Road, the main access route to the village, is a narrow and twisting road.
 - **Inadequate traffic survey** - The applicant included a traffic survey which sought to illustrate that there was limited traffic on this road and speeds were not high. The survey was conducted in the week 13th - 20th October 2020. when the campsite was closes; covid restrictions were in place for a number of actives including Waldringfield sailing club which would have seen a reduced amount of traffic on the road.
 - **Hedge Removal** - The removal of 125 metres of established boundary hedging along Ipswich Road would significantly damage the wildlife corridor it now provides and would have a negative visual impact in this area of countryside outside the village settlement boundary.
- 

The map shows the following features:

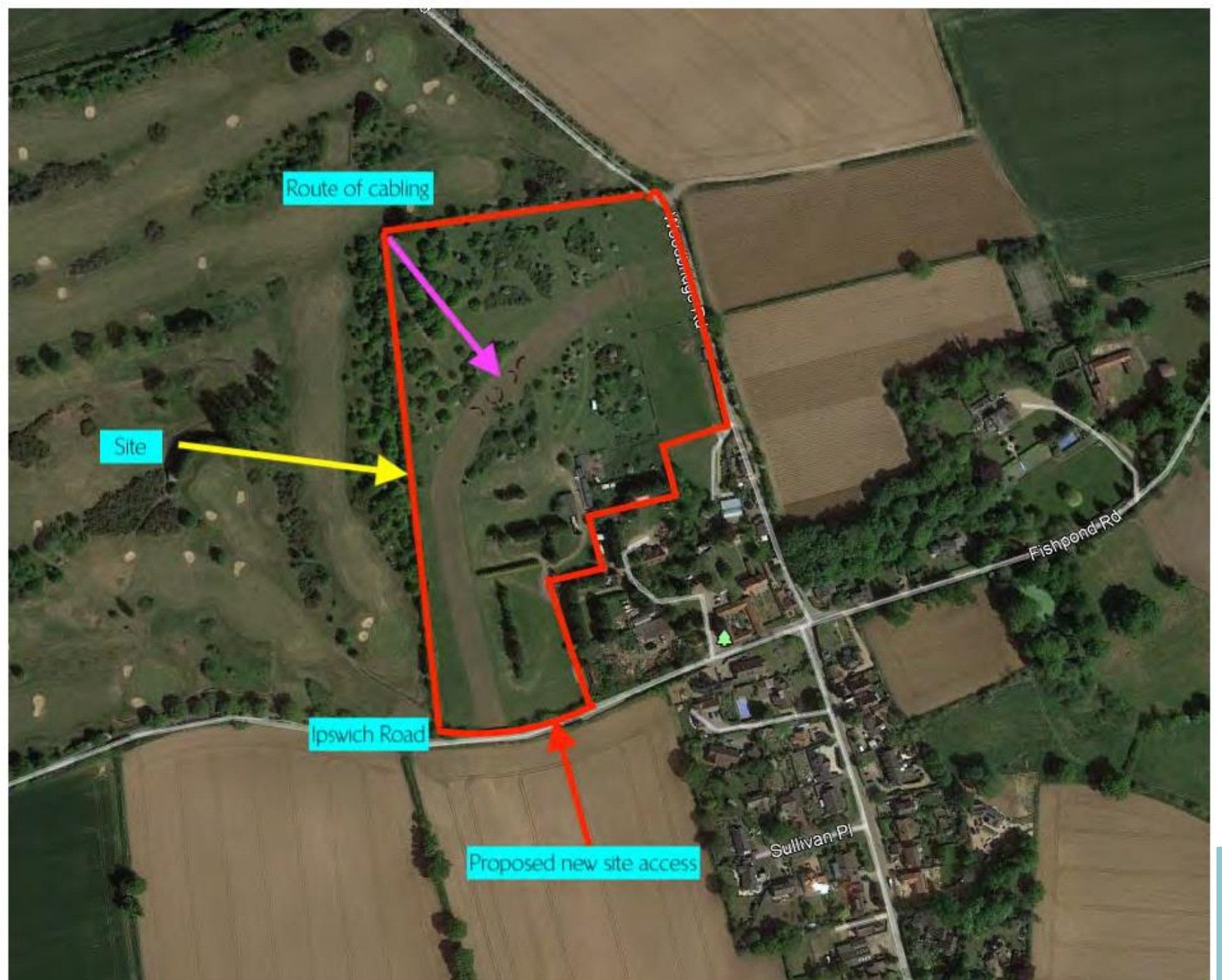
- Buildings:** Yorkbrook House, Low Farmhouse, Low Farm, Stable Cottage, Highfield View, and a Mouse Lodge.
- Other Features:** Camp Site, GP (General Practitioner) surgery, and a Mouse Lodge.
- Boundaries:** A red line outlines a large area, and a blue line outlines a smaller area.
- Infrastructure:** A road labeled "17.0m" and a "GP" surgery.
- Orientation:** A north arrow in the top right corner.
- Scale:** A scale bar in the bottom right corner.

Scale Bar - Meters

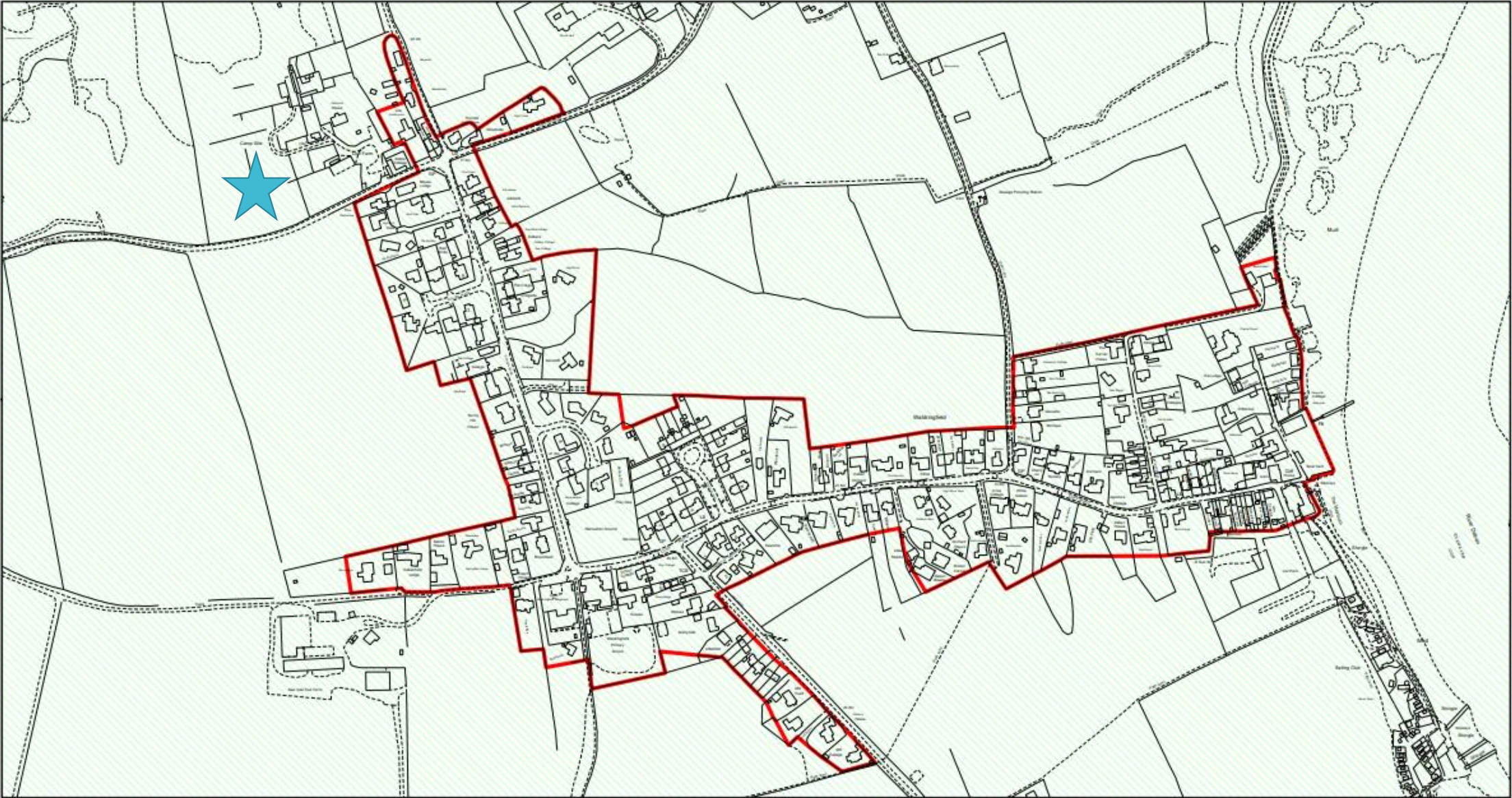
0 10 20 30 40 50 60 70 80 90 100

GATE	REV.	DESCRIPTION	DRAWN
Patrick Allen & Associates Architects			
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Aerial Photograph (Google ©)



Local Plan



Key ■ SCLP3.3 Settlement Boundaries
■ Area of Outstanding Natural Beauty

Previously approved site location plan



Extract from Officer Report for Application 09/0644
Red Line shows boundary of approved site.

Historic Satellite images



1945



2007



2000

Photographs



West on Ipswich Road



East on Ipswich Road



Low Farm existing access on the right, view west back towards Ipswich

Photographs New Access Location



West on Ipswich Road



East on Ipswich Road



Photographs – Entrance to the site



Entrance into campsite



Existing Facilities



Photographs – Campsite



Meadow camping

Photographs – Campsite



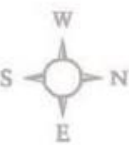
Meadow camping

Campsite Map













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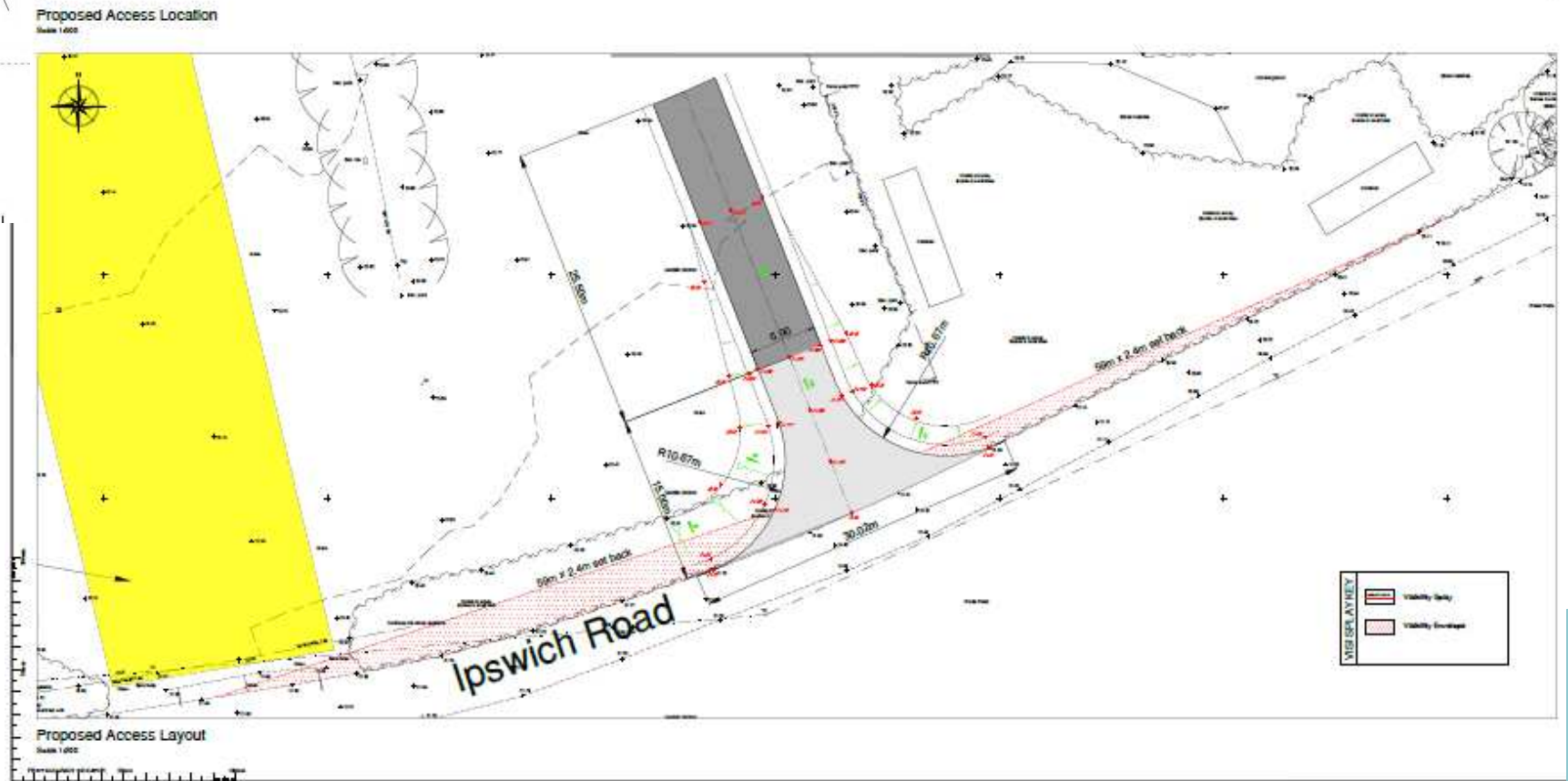
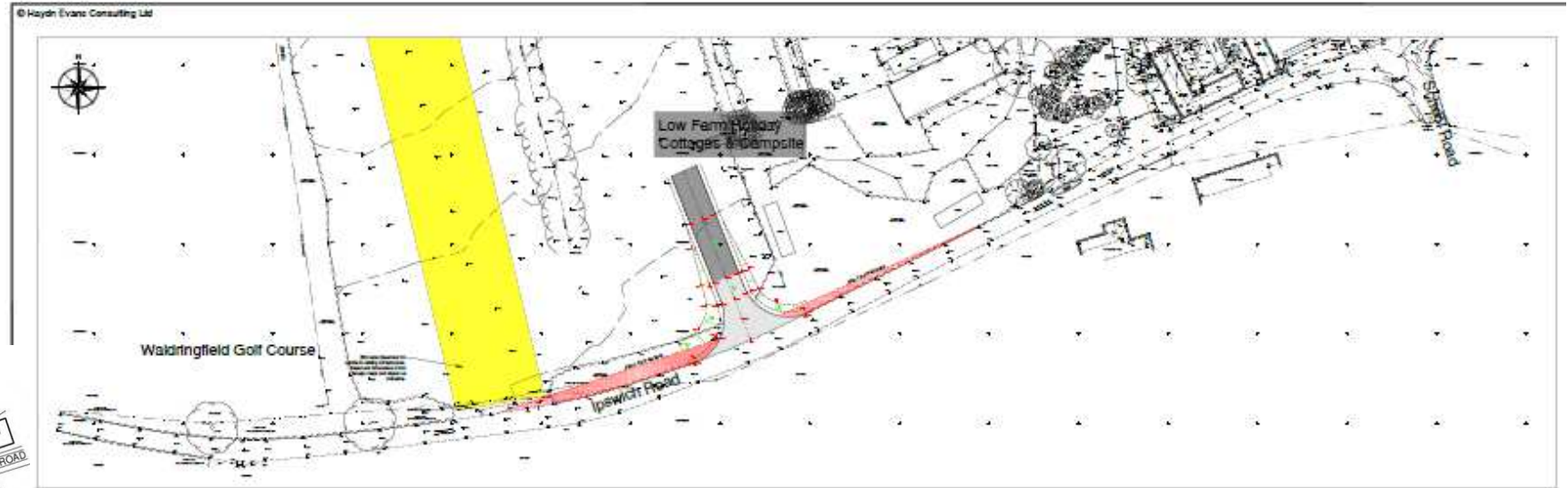
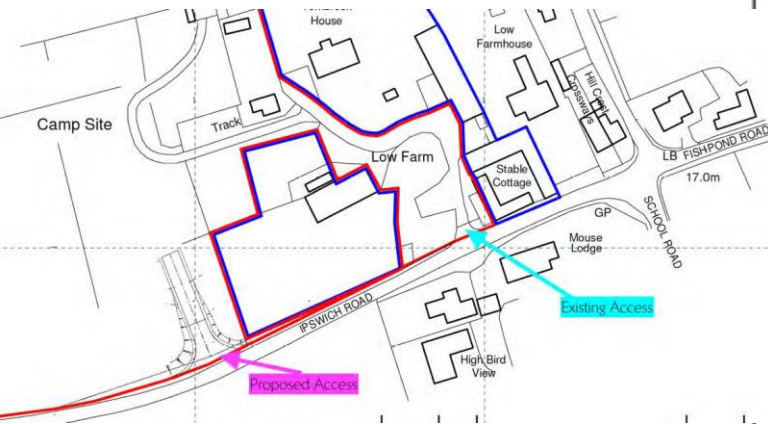
Low Farm Cottages and Campsite



© 2019
Carnival Park Maps
by www.holidayparkmaps.com

Park Key					
	Reception		Pods		Ladies Toilets
	Parking		Water Point		Pot Washing
	Showers		Gents Toilets		Servicing Area
					Electric Pitches
					Fire Extinguisher
					No Vehicles

Access Details



Planting Layout

T

Survey & Report to satisfy Local
of a new vehicular access at Low
ey information collected in August

of the existing camping field and

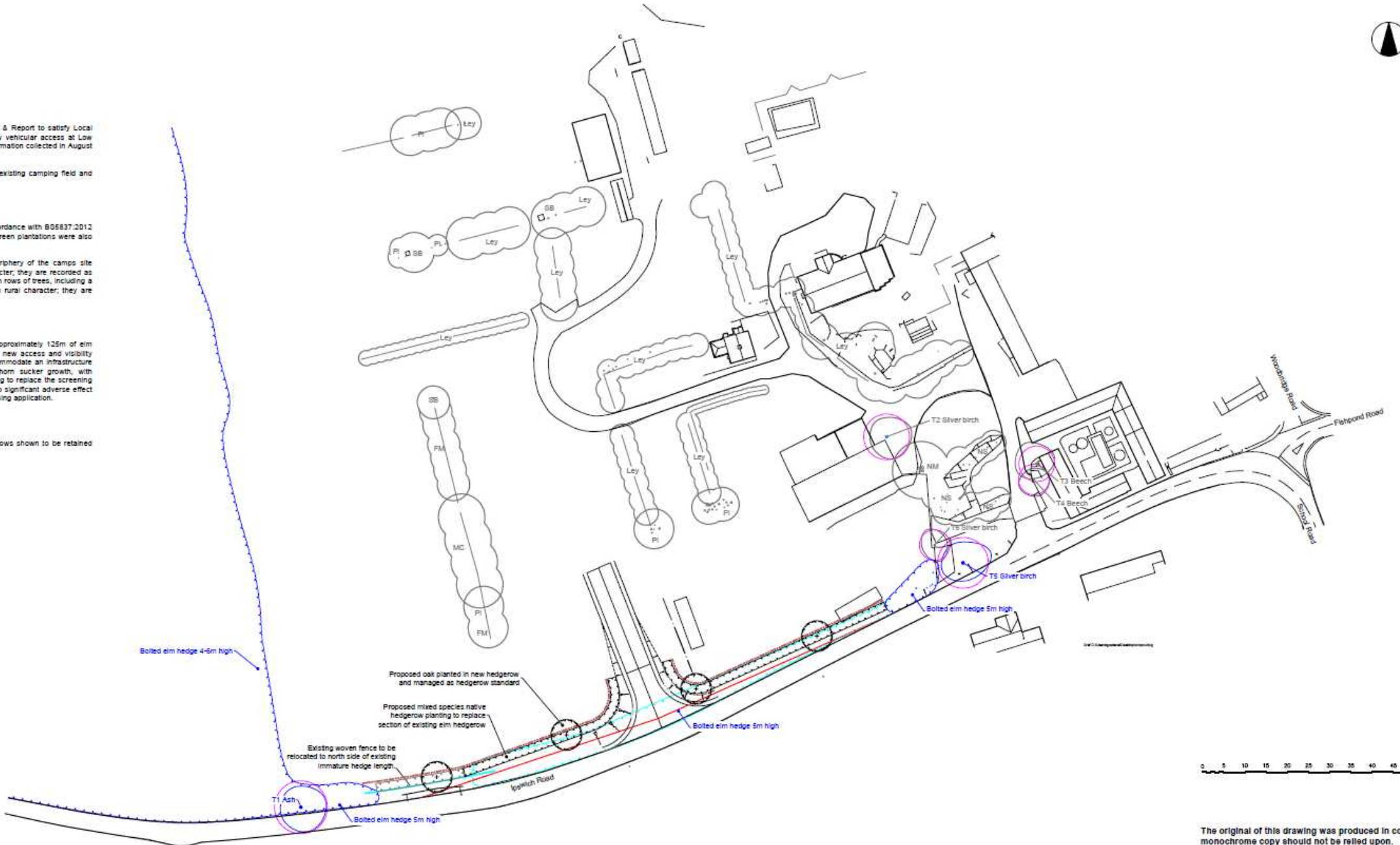
In accordance with B05837.2012
and screen plantations were also

the periphery of the camps site
t character, they are recorded as
led with rows of trees, including a
pact on rural character, they are

r

ail of approximately 125m of elm
posed new access and visibility
to accommodate an infrastructure
blackthorn sucker growth, with
disappearing to replace the screening
have no significant adverse effect
ie planning application.

hedgerows shown to be retained



Summary of Main Considerations

- **Principle of Development & Landscape Impact**
 - *Compliance with SCLP6.1, SCLP6.3 , SCLP6.5, SCLP4.5, SCLP10.1; SCLP10.4*
- **Access onto Ipswich Road**
 - *No objection from statutory consultees*
- **Impact on AONB**
 - *landscape and visual impacts will be temporary and very localised*
 - *Opportunity to protect and enhance the situation in the long term given the existing nature of the hedgerow*
 - *No additional lighting is proposed at this time*
- **Suffolk Coast Recreational Disturbance Avoidance and Mitigation Strategy (RAMS)**
 - *The required contribution has been received*
 - *Mitigation measures through operating times have been proposed and approved by Natural England*

Recommendation

Approve subject to conditions:

- 1) Standard time limit**
- 2) Drawings/ Plans Approved**
- 3) Access laid out and completed**
- 4) Access surfaced and bound**
- 5) No means of obstruction within 15 metres of public highway**
- 6) Submission of surface water details**
- 7) Visibility splays**
- 8) Supply facilities for storage and disposal of waste**
- 9) Compliance to Ecology Report**
- 10) Hedge removal**
- 11) Protection of trees/hedges**
- 12) Number of pitches not exceeding 70**
- 14) 56 day use**
- 15) Operating times between April and September**
- 16) Details of external lighting**