



Waldringfield Parish Council

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15 March 2024

RE: Waldringfield Parish Council's response to:

DC/24/0448/FUL | Change of use of land for use as caravan storage (associated with Oaks Caravans)
| Part Land At Foxburrow Farm Waldringfield Road Brightwell Ipswich Suffolk IP10 0BZ – Planning
Officer N Webb; Consultation deadline 15 March 2024

Dear Natalie:

There are 3 “live” planning applications/appeals relating to the same location, Foxburrow Farm.
These are:

DC/24/0448/FUL

DC/24/0449/FUL

DC/21/2391/FUL/ AP/23/0074/REFUSE

WPC would suggest that whilst considering the merits of each application, it is necessary to also
look at the “in combination” effect as well as the existing activities at the location.

Currently this is not possible as application **DC/24/0448/FUL** contains no reference to the other
concurrent applications yet to be determined.

This application does not include a drawing which shows the complete site, nor the extent of the
land under the ownership of the applicant.

The blue ownership boundary for the above application, drawing “Site A Location Plan” does not
include the area allocated for application DC/21/2391/FUL/ AP/23/0074/REFUSE.

Each of these applications impacts the other. For example, if both applications were successful the
access route to the holiday park would be through the proposed caravan storage area of
DC/24/0448/FUL.

Foxburrow Farm is located in the countryside in close proximity to the AONB/National Landscape.
A number of previous planning applications have been refused for reasons relating to the impact on
the surrounding landscape.

We understand that the Foxburrow Farm site is still classified as “agricultural”. This includes the
substantial area of land on which the Solar Farm, DC/13/2252/FUL, was permitted. That permission
included “*Condition 3. This planning permission is for a period from the date of this permission until
the date occurring 25 years after the date of commissioning of the development. Written
confirmation of the date of commissioning of the development shall be provided to the Local
Planning Authority no later than 1 calendar month after that event.*

*Reason: To ensure that the landscape impact of the development exists only for the lifetime of
the development.*

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From the information included in application DC/24/0448/FUL we understand that the applicant is seeking a “change of use” for the area of land shown in “Site A Location Plan”. This implies a more permanent change from agricultural to commercial, thereby changing permanently the character of the land and its future uses.

Although the site benefits from a certain amount of screening by trees in the summer, this is significantly reduced when the trees are not in leaf for the remainder of the year. Caravans and Motorhomes are usually white or other light colours and would not be recessive in this area of countryside. The proposed storage area would therefore have a negative impact on the landscape.

The application is to store up to 75 caravans/motor homes. The storage area would be open and accessible by the caravan owners throughout the year and would increase the traffic levels (towing vehicles with the caravans) on the narrow Ipswich Rd.

For the reasons listed above Waldringfield Parish Council **OBJECTS** to this application.

Submitted by:



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