



# Waldringfield Parish Council

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## Waldringfield Parish Council's response to planning application:

**DC/24/4274/FUL** - Replacement dwelling and garage (self build) for a lawful residential caravan.  
Caravan, Low Farm, Ipswich Road, Waldringfield, Woodbridge Suffolk

Dear Natalie,

The location is outside of the settlement boundary of Waldringfield in what is defined as the Countryside - it is also within the National Landscape.

We understand that Policy SCLP5.3: Housing Development in the Countryside specifies the circumstances under which new development would be allowed, including:

*c) Replacement dwellings on a one to one basis where these are no more visually intrusive in the countryside than the building to be replaced;*

This application falls into the category of a "replacement dwelling", albeit of a scale considerably greater than that of the existing residential caravan.

We consider that the design of the replacement dwelling is sympathetic to the surroundings in terms of materials, a mixture of soft red brick and cream boarding. The impact of the scale of the development is mitigated by the variations of roofline and the "stepped back" presentation of each of the elevations. The plot is well screened by existing vegetation and providing that screening remains in place we consider that the visual impact on the surrounding landscape would be minimal.

However, we have concerns regarding the proposed footprint of the hardstanding and would ask the applicant to minimise the use of concrete paving in favour of more wildlife friendly alternatives.

In summary, WPC **SUPPORTS** this application, subject to the following conditions being applied to any planning consent.

- That the Tree survey and Tree protection plan be added to the schedule of approved plans in order to secure the necessary tree and hedge protection measures.
- That a detailed lighting design strategy for biodiversity shall be submitted to and approved in writing by the local planning authority in order to avoid disturbance to wildlife and to maintain the dark skies policy SCLP10.4.

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