

Lodge Farm Wickham Road, Thwaite, Eye, Suffolk, IP23 7EE

Change of use with associated Car Parking

Lodge Farm

Lodge Farm is a Grade 2 Listed Building and is located over 40m to the NE of the proposed site. There will be no impact on the visual setting of the building which is only partly visible from the site being screened of by various Trees and hedges.

The proposed caravan would sit 3.5 meters high and will nestle down behind the hedges which will screen from the Farm House and adjoining farm land.

Site Description

The site is to the South West of Lodge Farm and is approached by a private shared drive. It is fairly flat and is well screened by a Mature field hedge to the south.

Design of Caravan

The caravan is a 42' x 14' 2 Bed *Pemberton Knightsbridge* and is only 6yrs old so will look great for many years to come. On the westerly aspect of the caravan once sited will have an un-covered decking area stretching from just before the main door (south side).

It will sit on a crushed hardcore base requiring no permanent foundations so that the long term impact on the site will be minimal.

Services

Rain water will simply drain off via the fitted guttering and drain pipes, soaking away in the surrounding ground which has drainage running into the pond.

To the North East is a small bin store area big enough for both the caravan and 3x Pods.

Foul drainage will discharge to a septic tank located to the west of the site.

Access to the Site and Car Parking

Access to the site is along a private drive which connects to the Public Highway.

A car Park is situated next to an Outbuilding to the East of the site with access from the private drive/Lodge Farm. The car park is surfaced with shingle giving a natural permeable surface giving good drainage.

A pathing stone foot path will be added from the car park leading to the caravan giving good access for guests.

Tourism

The Caravan will provide additional opportunity to visit the Suffolk Countryside and relax in a Beautiful, tranquil setting. The area offers an opportunity for cycling and walking in safety.

The Static Caravan will offer a low impact tourist use and accord with the adopted policy framework. In Particular policy RT16 Tourism facilities and visitor attractions and RT19 Static caravans and camping sites, both policies of the Mid Suffolk Local Plan.

Employment

The Caravan will create direct need for part time cleaners and possibly a part time Gardener.

Summary

The Caravan will provide an opportunity to visit and enjoy the Beauty of Suffolk. There will be very little if any nuisance caused whilst the site is established. There is no need to cast concrete foundations. Surfacing materials for the car park are shingle on top of crushed concrete. There will be no requirement for off site drainage.

The Caravan, being moveable means the site can be easily reinstated if, in the future, it is no longer required.

The proposal offers the opportunity for visitors to enjoy the tranquil Suffolk Countryside with little adverse impact on the area.