



PLANNING STATEMENT

for

Proposed Touring Caravan Site

**Cuckoo Tye Farm
Cuckoo Tye, Newmans Green
Suffolk, CO10 0AE**



14, Cornard Road
Sudbury
Suffolk CO10 2XA

1. **INTRODUCTION**

1.1 This Statement accompanies a Full Planning application for proposed touring caravan site at Cuckoo Tye Farm, Newmans Green.

2. **EXISTING USE**

2.1 The farmland extends to the Melford Bypass to the west and Acton Village to the east. The land is Grade 3 agricultural land.

2.2 The application site is not in cultivation and has not been for many years.

2.3 It forms the eastern part of, and marshalling/storage area for a private grass airstrip, now disused.

2.4 The site area is 0.69 ha.

3. **PROPOSED DEVELOPMENT**

3.1 The development proposed is for change of use to allow up to 20 No touring caravan pitches.

3.2 The individual pitches are spaced to ensure minimum 6m between parked vans.

3.3 Access will be from Kings Lane to the east. Which until construction of the Long Melford bypass in the early 1990's, Kings Lane was a public highway.

3.4 The main access route is taken from Sudbury Road Acton, at the junction with Vicarage Lane, travelling west to Cuckoo Tye.

3.5 This is designed to ensure no traffic passes Cuckoo Tye Farmhouse.

3.6 The applicant owns and farms the surrounding land including to the north and south of the access route and intends to provide passing bays along the roadway within existing gateways owned by the farm.

4. **PLANNING POLICY**

4.1 National Planning Policy Framework, Dec 2023, (NPPF) at Para 88, encourages sustainable rural tourism and leisure development which respect the character of the countryside.

- 4.2 The recently adopted Part 1 of the Babergh and Mid Suffolk Joint Local plan also has a number of policies directed at promoting tourism. In particular Policy SP07 and Policy LP13.

5. **GENERAL PROVISIONS**

- 5.1 It is intended the site will be certified by an exempt organisation, I.E. The Camping and Caravanning Club, although given the number of pitches will still require to be licenced.
- 5.2 Provisions of the Model Standards for Caravan Sites in England will be observed.
- 5.3 Pitches are approximately 5x8m in size no less than 6m apart.
- 5.4 Pitches are for touring caravan only. No Static pitches are proposed.
- 5.5 Facilities provided will include fresh water supply standpipe, chemical waste disposal tank and solid waste storage and disposal.

6. **ACCESS**

- 6.1 The main vehicular access will be from Sudbury Road Acton to Cuckoo Tye, then Kings Lane to the site entrance.
- 6.2 Visitor instructions will advise no access from Newmans Green.
- 6.3 The Applicant owns land both sides of the roadway and plans to create vehicle passing bays along the road within existing field entrances.

7. **CONCLUSIONS**

- 7.1 The purpose of the development proposals is to provide additional tourist facilities in the area.