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PLANNING ON BEHALF OF THE CARAVANNING AND CAMPING CLUB

SEPTEMBER 2010

PLANNING SUPPORTING STATEMENT AND DESIGN AND ACCESS STATEMENT

FOR

HAYFIELD CAMPING AND CARAVANNING CLUB SITE, HIGH PEAK, DERBYSHIRE

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Appendix 1 - Site Location Plan

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1.0 INTRODUCTION

1.1 This Planning and Design and Access Statement is prepared in support of an application for planning permission for improvements to the existing Hayfield Camping and Caravanning Club Site located at Kinder Road, Hayfield, High Peak. The purpose of the application is to provide for 19 hardstandings, 10 camping pods, an extension to the internal access road, a new motor home service point, a new reception block, an extension to the amenity block, the provision of a children's play area and an extension to the site opening period. A site location plan is attached at **Appendix 1.**

1.2 The Camping and Caravanning Club operate a camping and caravanning club site at Hayfield, Derbyshire and have recently undertaken other works to provide improved facilities for tented campers and backpackers visiting the site. As part of their continued operation of the site, the Camping and Caravanning Club now wish to undertake further improvements to existing facilities, in order to provide a better service for visiting members and holidaymakers.

1.3 The purpose of this report is to provide background information on the site, plus an assessment of the proposals against relevant planning policy and to provide a Design and Access Statement in support of the application.

1.4 The proposals the subject of this application, for the provision of 19 hardstandings, 10 camping pods, an extension to the internal access road, a new motor home service point, a new reception block, an extension to the amenity block, a new children's play area and an extension to the site opening season, are considered to be acceptable. The proposed improvements would not be detrimental to the visual amenity of the area and surrounding landscape and would provide support to the tourist economy of the area. They are considered to be compliant with relevant planning policy and the application is therefore submitted for approval, subject to reasonable and relevant conditions.

2.0 SITE AND LOCALITY

2.1 The Hayfield site is an existing camping and caravanning site located at Kinder Road, Hayfield, High Peak, Derbyshire. The site has a predominance of tents and in 2009 a backpacker facility was installed to provide amenity facilities for visitors to change and dry wet clothes. In May 2010 planning permission was granted for a slabbed patio area and a new stone cooking area, a timber pergola and 3 picnic benches / tables for use by tented camping visitors. The proposed site upgrades the subject of this application propose to provide additional facilities including a 19 hardstandings, 10 camping pods plus a bark chip access path, a refurbishment of the internal access road, a New Motor Home Service Point, a new Reception Block, an extension to the amenity block, a children's play area and an extension to the opening season for the site.

2.2 The Hayfield site is located on the south side of Kinder Road, to the south east of the settlement of Hayfield. The site covers 2.263ha and is currently in use by the Club as a camping and caravanning site. In addition to the provision for camping there are also amenity facilities in place on the site including an amenity block and a backpackers 'shed' facility.

2.3 The site is located outside of the settlement boundary for Hayfield, and outside of the Peak District National Park but within the Green Belt. Immediately surrounding the site land is primarily open countryside, with a handful of houses on the north side of Kinder Road.

2.4 The site contains established vegetative buffers to its northern boundary with Kinder Road and to the south west boundary, which screen the site from views external to the site. The remainder of the southern boundary has some vegetation but is not completely screened.

3.0 PLANNING HISTORY

3.1 A review of the available online planning history of the site has indicated two applications relevant to the site, which are referred to below:

3.2 Planning permission (Ref: HPK/2009/0245) was granted on 7 July 2009 for the erection of a shed to provide backpacker facilities.

3.3 Planning Permission (Ref: HPK/2010/0293) was granted on the 6 August 2010 for the provision of an additional patio area, with covered pergola, cooking station & seating.

4.0 APPLICATION PROPOSAL

4.1 There are eight elements which comprise the improvements to the Hayfield camping and caravanning site which are the subject of this planning application:

- 19 hardstandings
- 10 camping pods and bark chip access path
- Refurbishment of the internal access road
- A new motor home service point
- A new reception block
- A refurbishment of, and extension to, the existing amenity block
- The construction of a new children's play area
- An extension to the current site opening season to open between 16 February in one year and 5 January in the following year.

4.2 The proposed alterations are shown on Drawing HAY/015/CED: Proposed Site Plan accompanying the application.

4.3 Details of the proposed new hardstands are shown on Drawing STD.15: Typical Hardstanding and Spacing, accompanying the application. The 19 hardstands would be located within the existing site towards the north east corner, accessed off the internal access road. All of the hardstands would be finished in the same materials, the details of which are shown on Drawing STD.15: Typical Hardstanding and Spacing. The proposed development would improve the facilities on offer at the site and enhance and improve the experience for visitors.

4.4 The proposed new camping pods would be located within the existing site along the south east boundary. The pods would be constructed of wood and insulated with sheep's wool. They allow for visitors who would normally camping tents to enjoy the site in all weather conditions and provide additional protection above that of a tent. They would be accessed from a bark chip path and located in the southern part of the site. Their location is shown on the Layout Drawing No. HAY/015/CED and 'The Pod' information sheet also accompanying the application.

4.5 The proposed refurbishment of the internal site access road would allow touring caravans to access all of the hardstandings, specifically the proposed hardstanding in the north east corner of the site. It would be of a material similar to that of the existing road, and would provide all weather access to the site and improve the viability of the facility.

4.6 The proposed Motor Home Service Point is shown on drawing HAY/015/CED: Proposed Site Plan. It would be located in the north east corner of the site and accessed via the internal access road. Details of the Motor Home Service Point are shown on Plan STD.17: Motor Home Service Point, accompanying the application.

4.7 The proposed Reception Block is shown on drawing HAY/015/CED: Proposed Site Plan. The proposed Reception Block would be located at the site entrance in the north of the site and would provide 37 sq.m of floorspace and contain a reception area plus staff kitchen, toilet and showers. Details of the proposed Reception Block are on Drawing HAY/024/CED: Proposed Reception Block and Elevations.

4.8 The proposed Refurbishment and Extension of the amenity block is shown in Drawing HAY/023/CED: Proposed Amenity Block Plan and Elevations. The existing amenity block is a single storey, timber building currently measuring approximately 140 sq.m. It contains the reception, a warden's office and male and female toilets and showers as shown in Drawing HAY/22/CED: Existing Amenity Block Plan and Elevations. The proposal would extend the existing amenity block by 43 sq.m and include internal alterations / reconfigurations. The amenity block would provide a number of facilities including an office / store, male and femal toilets and showers, a disabled toilet, cleaners store and plant room, family room and landry and wash-up rooms and have a total area of 183 sq.m.

4.9 The proposed new children's play area would be located centrally within the site as shown on Drawing No. HAY/015/CED: Proposed Site Plan, accompanying the application. It would contain a number of facilities, as indicated on the Images (numbers 1-4) accompanying the application.

4.10 The proposed extension to the opening season of the site would allow for it to open between 16 February in one year and 5 January in the following calendar year.

5.0 PLANNING POLICY ANALYSIS

5.1 Planning Policy Guidance Note 2 (PPG2): Green Belts (Revised 1995)

5.1.1 The fundamental objective of PPG2 is to prevent urban sprawl by keeping land permanently open. There are five purposes for including land in Green Belts, these are:

- To check unrestricted urban sprawl;
- To prevent neighbouring towns from merging;
- To assist in safeguarding the countryside from encroachment;
- To preserve the setting and special character of historic towns; and
- To assist in urban regeneration by encouraging the development of previously developed sites.

5.1.2 PPG2 also identifies that Green Belts have a role to play in terms of providing access to the open countryside for the urban population; sport and recreation; the retention of attractive landscapes and areas of nature conservation interests; improving damaged and derelict land and; retaining land in agricultural or forestry use. There is a presumption against inappropriate development within the Green Belt, however, PPG2 paragraph 3.4 provides for new buildings and development if it is for a range of purposes, including, inter alia:

- Essential facilities for outdoor sport and recreation (such as camping and caravanning) and/or other uses of land which would preserve the openness of the Green Belt;

5.1.3 PPG2, para 3.5 indicates that 'essential facilities' should generally be required for uses of land which preserve or enhance the openness of the Green Belt and do not conflict with the purposes of including land in it. Para 3.15 states that the visual amenities of the Green Belt should not be injured by proposals for development which might be visually detrimental by reason of siting, materials or design.

5.1.4 The application proposal is for upgrades and enhancements to improve an existing camping and caravanning site. The principal of the use of the site for the purposes of camping and caravanning has been established and it is a use which is considered appropriate in the Green Belt. The proposed improvements to the site would not adversely impact on any attractive landscapes or areas of nature conservation interest and are well integrated into the site's fabric and character. The proposed improvements including; 19 hardstandings, 10 camping pods, an extension to the internal access road, a New Motor Home Service Point, a new Reception Block, an extension to the amenity block and the construction of a children's play area are not considered to conflict with PPG2.

5.2 National Planning Guidance: Good Practice Guidance on Planning for Tourism

5.2.1 Annex A of the Good Practice Guide on Planning for Tourism deals specifically with holiday, touring caravan and chalet parks. It states that where there is demand for new or expanded sites, *"planners should ensure that environmental impacts and impacts on visual amenity are minimised."* In addition, for proposals outside of existing settlements, *"authorities should also consider how the proposal will affect tourism in the area, particularly in terms of its economic and environmental impacts."*

5.2.2 The Annex also provides that local planning authorities may attach conditions to planning permissions for holiday parks to ensure that they are used for holiday purposes only. However, the guidance also notes that *"with better caravan standards and the trend towards tourism as a year round activity, authorities should give sympathetic consideration to applications to extend the opening period allowed under existing permissions."*

5.2.3 Annex B of the Good Practice Guide on Planning for Tourism deals specifically with seasonal and holiday occupancy conditions. It notes that the trend towards year round tourism brings a number of advantages to the local economy and that it reduces the disadvantages of seasonal employment, including the difficulties of retaining trained and experienced staff. The Guidance goes on to state that the planning system can use occupancy conditions to ensure that holiday accommodation is used for its intended purpose. The Guidance recommends that future planning permissions for holiday caravan parks should be subject to the following conditions:

(i) The caravans are occupied for holiday purposes only;

(ii) The caravans shall not be occupied as a person's sole or main place of residence;

(iii) The owners/operators shall maintain an up to date register of the names of all owners/occupiers of individual caravans/log cabins/chalets on the site and of their main home addresses, and shall make this information available at all reasonable times to the Local Planning Authority.

5.2.4 In regard to seasonal occupancy conditions, para 4 of Annex B indicates that whilst such conditions may be useful in environmental areas to, for example, protect any periods of breeding for wildlife, Local Planning Authorities will need to balance the need to impose seasonal occupancy conditions with the risk of exacerbating the seasonal nature of tourism in the locality and its possible adverse effects on local businesses and jobs.

5.2.5 In summary, the national guidance contained in the Good Practice Guide encourages the expansion of tourist uses / facilities where these would not have any adverse environmental

or economic effects in the locality. Extensions to the tourist opening season are also encouraged, provided there remain restrictions to ensure that the facilities do not become used as permanent residences.

5.2.6 The extension of the current opening season of the Hayfield site would provide further support to the local economy. In addition, the site would only be used for holiday purposes and would not result in any permanent residential accommodation on the site.

5.3 High Peak Borough Council Local Plan (2005)

5.3.1 The High Peak Local Plan will, in accordance with the provisions of the Planning and Compulsory Purchase Act 2004, be replaced by the High Peak Local Development Framework, once adopted. It is the relevant saved Local Plan policies that are material to the consideration of the planning application proposal for an 19 hardstandings, 10 camping pods, an extension to the internal access road, a New Motor Home Service Point, a new Reception Block, an extension to the amenity block and the construction of new child's play area on the Hayfield camping and caravanning site.

5.3.2 On the Proposals Map of the Local Plan the site is identified within the Green Belt, and a Special Landscape Area. Open Environment Policies OC1, OC2 and OC3 and Leisure and Tourism Policy LT13 are relevant to this planning application.

5.3.3 Local Plan Policy OC2: Green Belt Development states that planning permission will not normally be granted for development in the Green Belt unless it is for one of a number of purposes, which includes essential facilities for sport and outdoor recreation.

5.3.4 Local Plan Policy OC3: Special Landscape Area Development states that within the defined Special Landscape Area development should not detract from the special qualities and character of the area and should have regard to the landscape quality in relation to siting, design and landscaping.

5.3.5 Local Plan Policy OC1: Countryside Development states that planning permission will only be granted for developments in the countryside which can only be carried out in the countryside, and where, inter alia, it would not detract from the open character of the countryside.

5.3.6 Local Plan Policy T13: Touring Caravan and Camp Sites allows for planning permission to be granted for such sites, including extensions and site developments, provided that, inter alia, the development would not be visually obtrusive in the landscape and there is

substantial screening of proposals and would have a negative impact of the local road network.

5.3.7 The proposals the subject of this planning application, for improvements to the Hayfield Camping and Caravanning site are considered to be in accordance with the relevant Local Plan policies. Camping and caravanning is an accepted, established outdoor recreational activity and the proposed development, in association with the use of the site for camping would therefore be appropriate development in the Green Belt. The proposed developments the subject of this application would be in accordance with the overall use of the site for camping purposes and would be well screened from external views by existing mature vegetation. The proposed development would not detract from the open character of the countryside and would be in accordance with the Local Plan. The proposals are to upgrade an existing tourist facility within the area; the use would not be intensified or result in additional pitches on the site but provide an enhanced service to visitors, therefore there would be no additional traffic on the local road network. In relation to the relevant Local Plan policies it is considered that the proposed facilities would be in accordance with those policies and the application proposals are therefore acceptable.

6.0 DESIGN AND ACCESS

6.1 Design

6.1.1 The existing use of the site is as a touring caravan and tented camping site. The use of the site will remain the same, this application proposes only to upgrade and improve the facilities on the site, to improve the standard of facility provided.

6.1.2 The proposed 19 hardstandings would be located within the north east part of the site. The new hardstandings would be located along the proposed extension to the internal access road. Plan HAY/015/CED: Proposed Plan Site accompanying the application shows the location of the proposed new hardstandings. The proposed hardstandings will each measure 9m long x 5m wide. They would be of a stone/gravel surface and the details for each hardstanding pitch are shown on Drawing No. STD.15: Typical Hardstanding and Spacing.

6.1.3 The 10 proposed camping pods would be located within the south east part of the site. Plan HAY/015/CED: Proposed Plan Site accompanying the application shows the location of the proposed new camping pods. The proposed pods would be 2.5 m wide by 3.9 m long and the details are shown on 'The Pod' information sheet accompanying the application.

6.1.4 The existing internal access road within the site would provide access to the 19 proposed hardstanding pitches and the new Motor Home Service Point in the north east part of the site. The refurbishment of the road would provide a tarmac surface.

6.1.5 The proposed Motor Home Service Point would be located in the north eastern corner of the site and would be accessed via the proposed extension to the internal access road. It would be of a stone surface and details of the proposed facility are shown on Drawing No. STD.17: Motor Home Service Point, accompanying the application.

6.1.6 The proposed New Reception Block would be located at the site entrance to the north of the site. Plan HAY/015/CED: Proposed Plan Site accompanying the application shows the location of the proposed new reception block and Drawing HAY/024/CED: Proposed Reception Plan and Elevations shows details of the proposal. The reception block would be a single storey, timber clad building measuring 37 sq.m and comprise a reception, staff kitchen and staff wc and shower. The roof tiles would be of a type and colour appropriate to the surrounding area and the window and doors frames would be brown on the outside and white on the inside.

6.1.7 The amenity block is a single storey timber structure located in the north of the site, to the west of the site entrance. The proposed extension of the amenity block would measure 43 sq.m, providing a total floorspace of 183 sq.m. The proposed extension would include a laundry, wash-up area, disabled toilet and family room, as shown in Drawing HAY/023/CED: Proposed Amenity Block Plan and Elevations. The roof tiles would match the existing tiles and external cladding type and colour subject to planning conditions.

6.1.8 The new children's play area would provide activities for visitors to the site. It would be located centrally and include a number of facilities. The proposed facilitiy is shown on the Images (numbered 1-4) accompanying the planning application.

6.1.9 All existing landscaping and trees on the site would be retained and unaffected and it is not proposed to provide any additional planting as a result of the proposed development.

6.2 Access

6.2.1 There would be no change to the existing access arrangements to the site. The site is accessed off Kinder Road and the existing internal access road within the site plus extensions as proposed would continue to provide access to the camping and caravanning pitches.

7.0 SUMMARY AND CONCLUSION

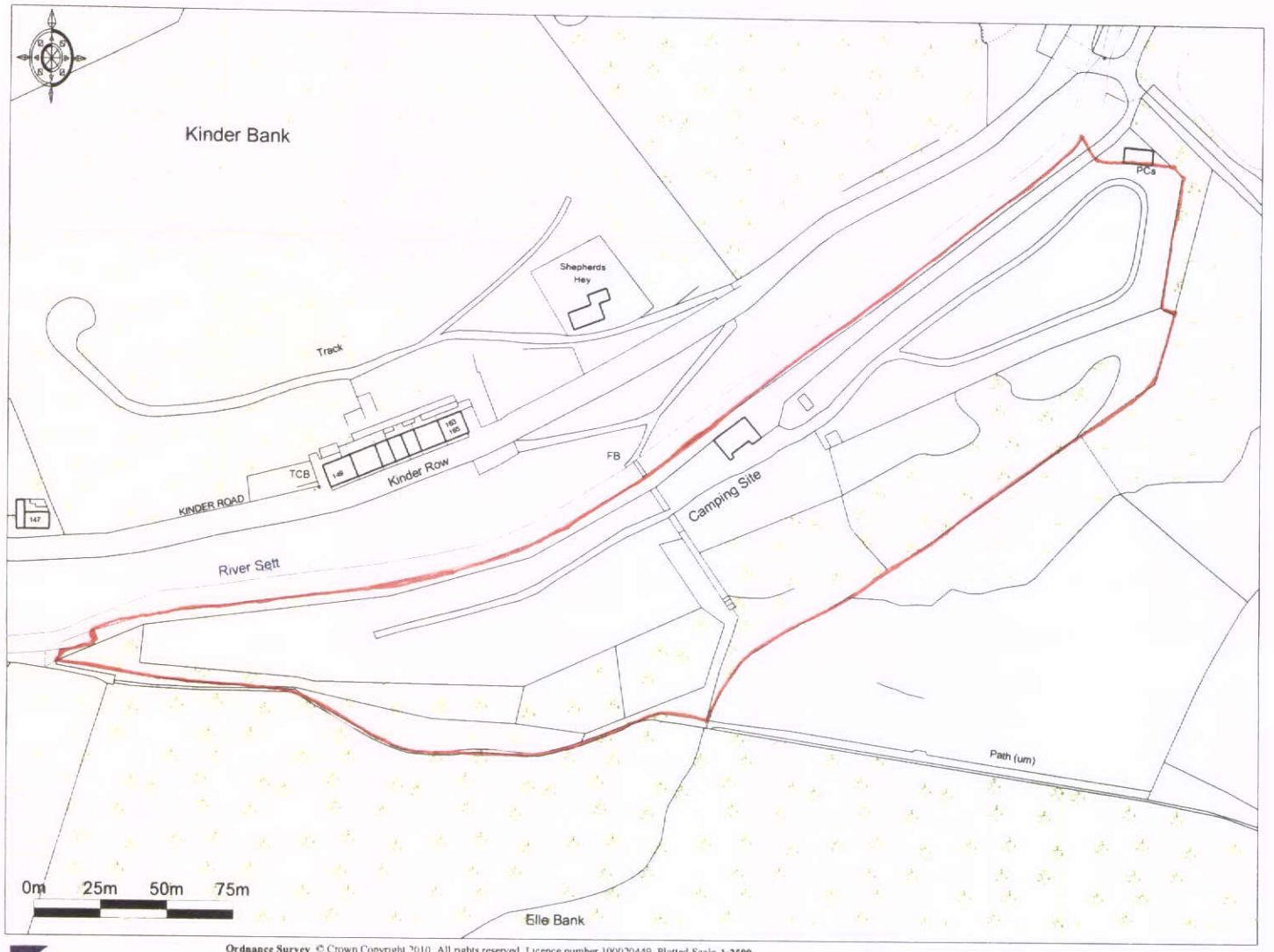
7.1 The proposals, the subject of this planning application, at the Hayfield Camping and Caravanning Site provide for the provision of 19 hardstandings, 10 camping pods, an extension to the internal access road, a New Motor Home Service Point, a new Reception Block, an extension to the amenity block, the construction of a children's play area and an extension to the current opening season.

7.2 The proposals comply with development plan policy. They would provide an improvement to an existing facility and improve the Club site in accordance with policy contained in the High Peak Local Plan. The proposal would not have any adverse impact on landscaping or the surrounding area and not result in any increase in the size of the site or number of total pitches provided. The improved facilities would secure the long term viability of the site, with associated continued support to the local economy.

7.3 The application is therefore submitted for approval, subject to reasonable and relevant conditions.

Appendix One

Location Plan
Hayfield Camping and Caravanning Site



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