

Our Ref: JRL/TD/6191

8 March 2023

High Peak Borough Council
Buxton Town Hall
Market Place
Buxton
Derbyshire
SK17 6EL

Dear Sirs

TOWN AND COUNTRY PLANNING ACT 1990

**PLANNING APPLICATION HPK/2022/0543: ERECTION OF REPLACEMENT TOILET BLOCK FACILITIES
AND RETROSPECTIVE CHANGE OF USE OF LAND AS EXTENSION TO EXISTING CAMPING AND
CARAVAN SITE**

APPLICATION SITE: LIME TREE PARK, DUKES DRIVE, BUXTON, DERBYSHIRE, SK17 9RP

Please find enclosed an amended planning application form to update the description of development. Following the recently received comments from Natural England dated 21 February 2023, this letter seeks to address the concerns and update the application to reflect the current circumstances at the site.

This application seeks to regularise the use of the application site for the purposes of camping which has been the case since 1996. The season the camping has been open is between 1st March and 31st October, which has been the case for the previous 27 years. The below aerial photographs demonstrate this with the relevant dates.

1999



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2006



2017



2019



The applicant has provided some figures regarding the number of visitors that use the application site for camping over the previous few years, which are below:

“Easter weekend and the 3 bank holidays we normally have round 30-35 tents this is similar every year (approximately 120-140 people)

2022 – we averaged 20 tents per week (approximately 50 people)

2021 – we averaged 35 tents per week but this is unusual mainly due to Covid (approximately 75 people)

2020 – we averaged between 20/25 tents

In previous years it’s always around 15/20 per week.”

Records for turnover for non-electric camping i.e. the application field, the previous 6 years demonstrate very consistent numbers over the previous 5 years:

“2017 – 34925k

2018 – 38k

2019 – 32k

2020 – 33k

2021 – 49k Covid year

2022 – 32k

As you can see the figures are very consistent over the last 5 years

Our season is from 1st March to 31st October, we can have about 5 campers in March and October, the numbers are very weather dependant."

As previously mentioned, this application does not seek to increase the number of overnight visitors camping at the site, rather this application seeks to regularise the existing use of this field. Given the relatively consistent number of visitors on records, the applicant would be willing to accept a condition on any such planning approval limiting the number of visitors at any one time as reassurance that the number of visitors will not increase over and above the average figures for the previous years.

This application also seeks to relocate an existing toilet block facility which is impractical due to the distance from the camping site and also structural condition. There have been several reviews left by customers following their visit to the site, some of which explicitly mention that the distance of the existing toilet block facility to the field was an issue. These comments are provided by the applicant within a separate document accompanying this letter.

Given the natural gradient of the site, the existing toilet block is in a very poor condition due to subsidence. This is an additional reason for the existing toilet facilities to be replaced by the proposed toilet block. Photographic evidence of the poor structural condition of the existing toilet block is attached via separate document which will accompany this letter.

Notwithstanding this, planning permission has recently been secured for a new toilet block facility immediately adjacent to the proposed siting of the toilet block under this planning application (reference HPK/2021/0497). All the necessary conditions have now been discharged, which this now fully implementable. This could be implemented in addition to the existing toilet facilities. The reason for the proposed amendment of the recently approved toilet block (reference HPK/2021/0497) is that the proposed design has been amended to feature solar panels to the roof slope, which in its current approved position will be shaded by existing trees to the south, therefore the siting has been slightly moved to the east to mitigate this. It is not the applicant's intention under this application to implement the recently approved toilet block facilities (reference HPK/2021/0497). It is also not the applicant's intention to retain the existing toilet block facilities should this application be approved. The applicant is willing to accept a condition to ensure this is the case.

It is therefore considered that given the existing use of the site as camping for the previous 27 years, together with the replacement of the existing toilet facilities, this application will not increase the number of overnight users of the site. The proposed toilet block will connect to the same existing foul sewage system as the existing toilet block facility that is to be replaced. The proposed development will replace the existing toilet facilities due to the unsuitable location and very poor condition of the building as per the photographs. Thus will not increase in the amount of phosphorous input from foul and surface water given there will be no increase in the amount of users. In these circumstances, it is requested this letter, together with photographs, visitor reviews and amended application forms are issued to Natural England to be reconsidered.

I will only be too pleased to discuss any matters arising from this application.



Yours faithfully

This letter is forwarded electronically so is unsigned

James Lloyd

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cc : Jo Goode

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