

# Seaview Park, Warden Bay Road, Leysdown, ME12 4LU Planning Statement



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## 1 Executive Summary

- 1.1 This planning statement has been produced by Forward Planning and Development Limited ("FWPD"), on behalf of Wickland (Holdings) Ltd to support the submission of a full planning application submitted to Swale Borough Council ("SBC") in respect of proposals at Seaview Park, Warden Bay Road, Leysdown, ME21 4LU.
- 1.2 This application proposes the:-
- "The replacement of 20 chalets at plots 20-27, 35-45 and 50".**
- 1.3 This submission includes the following documents which should be read in conjunction with this Statement:-
- Site Location Plan (PL-5732\_21)
  - Existing Site Plan reference (PL-5732\_22)
  - Existing elevations (SVExCh-C1)
  - Proposed Site Plan reference (PL-5732\_23A)
  - Proposed Floor and Roof Plans reference (PL5732\_24A)
  - Proposed Elevations reference PL5732\_25A)
  - Photographs of existing and replacement chalets
  - Design and Access Statement
  - Flood Risk Assessment, prepared by Flood Smart Pro
- 1.4 In summary the proposals have the following benefits:-
- **Provision of high-quality chalet accommodation;**
  - **Enhancement to the appearance of the park and the landscape;**
  - **The creation of high-quality accommodation to support tourism and the local economy;**
  - **Provision of environmentally sustainable accommodation, with the chalets being fully insulated using modern methods; and**
  - **A proposal which accords with planning policy at all levels.**
- 1.5 These chalets have been recently handed back to the site owners and can therefore be upgraded to provide modern chalet accommodation.
- 1.6 All chalets at Seaview Park benefit from year round occupancy.

## 2 Introduction

2.1 This planning statement has been produced by Forward Planning and Development Limited (“FWPD”) to support a full planning application for the replacement of 20 chalets (numbers 20-27, 35-45 and 50) at the Seaview Park (the Site)..

2.2 The development proposals relate to 20 existing chalets plots.

2.3 Planning permission is sought from the Council in respect of the following proposal: -

**“The replacement of 20 chalets at plots 20-27, 35-45 and 50”.**

2.4 The sections of this planning statement are set out to provide:

- **Section 2 – Site and Surroundings** - A description of the site and surrounding context.
- **Section 3 – Planning History** - Details of the planning history of the site.
- **Section 4 – Development Proposals** - Details of the proposed works for which permission is sought.
- **Section 5 – Planning Policy** – A summary of the relevant planning policy framework.
- **Section 6 – Planning Considerations** – An assessment of the key issues associated with the proposals.
- **Section 7 - Summary and Conclusions** – concluding statements.

2.5 The following documents are submitted in support of the planning application: -

- **Planning Application forms**
- **Relevant Certificate (Certificate A)**
- **Site Location Plan (PL-5732\_21)**
- **Existing Site Plan reference (PL-5732\_22)**
- **Existing elevations (SVExCh-C1)**
- **Proposed Site Plan reference (PL-5732\_23A)**
- **Proposed Floor and Roof Plans reference (PL5732\_24A)**
- **Proposed Elevations reference PL5732\_25A)**
- **Photographs of existing and replacement chalets**
- **Design and Access Statement**
- **Flood Risk Assessment, prepared by Flood Smart Pro**
- **Planning Statement**
- **CIL Questions**

- 1.8 This planning statement provides a review of the relevant national, regional and local planning policy and guidance relevant to the nature of the proposals and the specific degree to which the proposed works accord with the policies of the statutory development plan.

### **3 Site and surroundings**

- 3.1 The Site is located on the eastern side of the Isle of Sheppey. It is located on Warden Bay Road which is equidistant between Leysdown (to the South) and Warden (to the North)
- 3.2 The surrounding area is characterised by a number of holiday park accommodation areas in the form of camping, caravans and chalets. The site is located within the designated holiday park area as identified on the proposals map of the adopted Local Plan.
- 3.3 The Site comprises a mix of chalet and caravan pitches with the chalets being located primarily around the site perimeter, and the static caravans being located in the centre of the Site.
- 3.4 The local area provides many amenities in the form of restaurants/cafes/shops within both Warden and Leysdown-on-Sea. The site is accessed from Warden Bay Road which has its junction with the B2231 to the South which provides access to the wider area and services beyond.
- 3.5 The wider site is well served by existing infrastructure (internet/plumbing/heating) and highways. The site provides existing amenity space and ample parking for guests and visitors. Vehicular access is provided directly from the highway through one point of access and egress. The road network that serves the site, and within the site itself, is well maintained and allows vehicles to pass in both directions
- 3.6 Many of the existing chalets are over 40 years old and are in a poor condition with poor insulation, single glazed and providing outdated substandard accommodation. It is clear that there is a requirement to upgrade the chalets to provide higher quality and more sustainable accommodation.
- 3.7 The Site is located within Flood Zone 2 as identified by the Environment Agency.
- 3.8 The application solely relates to chalets 20-27, 35-45 and 50 as these chalets have been made available to the owners.

## 4 Planning History

- 4.1 A review of the online Statutory Register of Planning Applications held by the Council has been carried out.
- 4.2 The original planning permission for the wider site area was granted on the 13<sup>th</sup> December 1963 (ref. NK/8/63/326) and allowed for the permanent use of the land for the stationing of caravans and erection of chalets. The original planning permission differentiates between the caravans and chalets by virtue of occupancy restrictions attached to the permission (Condition 1). This condition provides a restriction on the period of occupancy of the caravans but does not provide a restriction on the occupancy of the chalets. The chalets on site can therefore be occupied on a year-round basis without the need for any further planning permission.
- 4.3 The original planning permission for the Site does not specify the number of chalets and caravans that can be provided on the site. Nor does it specify the proportion of each.
- 4.4 Appeal decision APP/V2255/W/19/3235390 dated the 16<sup>th</sup> January 2020 established the principle regarding the occupancy of chalets that replace caravans on the site. The decision letter for this appeal confirmed that all planning permissions relating to the site since the 1963 permission continue the principle that chalets are not constrained by any occupancy condition (even if the chalets replace existing caravans).

### Recent planning history

- 4.5 Planning permission (20/503571/FULL) was granted on 11 December 2020 for:-

**“the replacement of four existing chalet units at plots 51, 51A, 53 and 60”.**

- 4.6 Permission was granted subject to the following condition:

**“The chalets hereby approved shall be constructed and tested to achieve the following measure:  
At least a 35% reduction in Dwelling Emission Rate compared to the Target Emission Rates as required under Part L1A of the Building Regulations 2013 (as amended);**

**No development shall take place until details of the measures to be undertaken to secure compliance with this condition have been submitted to and approved in writing by the local planning authority. The development shall be carried out in accordance with the approved details”.**

- 4.7 Planning permission (20/500490/FULL) was granted on 11 December 2020 for:-

**“Erection of nine chalets to replace existing units”.**

- 4.8 Permission was granted subject to the following condition:

“The chalets hereby approved shall be constructed and tested to achieve the following measure:  
At least a 35% reduction in Dwelling Emission Rate compared to the Target Emission Rates as required under Part L1A of the Building Regulations 2013 (as amended);

No development shall take place until details of the measures to be undertaken to secure compliance with this condition have been submitted to and approved in writing by the local planning authority. The development shall be carried out in accordance with the approved details”.

4.9 The Report to Planning committee for this application is enclosed with the application documentation.

4.10 This confirmed that officers recommended that the application was approved and in relation to the comments raised by Committee Members, officer’s made the following comments (we have added commentary in italics in relation to the assessment of this application):-

- Orientation of the chalets – There is no defining layout for development at the site. Some chalets front the access road and others at right angles. This does not give rise to such significant harm to the character and appearance of this site that it justified the refusal of planning permission.

*COMMENT – The chalets in this application are orientated the same way as the existing chalets. Some a slightly set back from the road but all face the same direction.*

- Over-intensification of the site – In this case the number of chalets was being reduced and it would be impossible to argue that the development represented an over intensification of the site. The proposed chalets are larger but this is common where parks are upgrading their units and not a reason to refuse planning permission.

*COMMENT – The same number of chalets are proposed as existing. There will be no over intensification of the site.*

- Poor design and layout – The chalets proposed are conventional in design and the layout of the development proposed is replicated elsewhere on this park and throughout Leysdown.

*COMMENT – The chalets in this case are a conventional design and of the same layout as the existing park.*

- Landscape Harm – there would be no landscape harm as a result of the proposal.

- Loss of parking spaces – All (but one) of the chalets would have their own parking space. The proposal would not give rise to harm to highway safety.

*COMMENT - Chalets 35-45 have individual spaces by the side of each unit as does chalet 50. Chalets 20-27 have shared common parking.*

- Loss of soft landscaping – The proposal would not cause visual harm nor have a significant impact on the character of the wider site. Landscaping could be secured by condition if necessary.

- Piecemeal submission of applications – Nothing is set out in planning law to prevent this and there is no harm resulting from this process.

*COMMENT – The applications are submitted on the basis of when ownership is handed back to the owners or tenures are not renewed.*



- **Dwelling emission rate – 35% is achievable here and would represent a significant improvement over the existing chalets.**

4.11 Further detail is set out in Section 7 (Planning Considerations) of this Statement.

4.12 Several permissions have been granted for the replacement of dilapidated chalets and caravans including the following:

- 15/502729/FULL – Retention of two replacement chalets Nos. 84 and 85 (retrospective) – Granted 25<sup>th</sup> September 2015
- 15/510027/FULL – Erection of chalets to replace existing nos. 80, 81, 83, 87 and 89 – Granted 19<sup>th</sup> February 2016
- 16/508497/FULL – Erection of replacement chalets for 63, 67, 71, 73, 75,78 and 88 – Granted 7<sup>th</sup> March 2017
- 18/501184/FULL – Erection of 8 chalets to replace existing chalets 4, 5, 6, 7, 62, 66, 70 and 76 and removal of chalet 8 – Granted 21<sup>st</sup> March 2019
- 19/500303/FULL – Erection of 7 chalets to replace existing units 13, 14, 31, 33, 34 and 77 – Granted 25<sup>th</sup> May 2018.

4.13 The principle of the replacement of chalets on the site for 12 month occupancy has therefore been established by virtue of the above applications.

## 5 The proposals

- 5.1 The proposals relate to 20 chalet units (units 20-27, 35-45 and 50). As set out earlier in this Statement, many of the existing chalets on this site have already had planning permission approved to replace them with new chalets
- 5.2 These leases on these chalets have not been renewed so have come back to the park owners and there is the opportunity to replace the existing poor quality chalets.
- 5.3 It is proposed to replace the existing 20 chalets that are currently in poor condition. There will not be a net reduction in the number of chalet units and there will be no intensification in terms of the number of units.
- 5.4 As set out above, there is no doubt that planning permission for unrestricted access and occupation exists for chalets on the Site. On the basis this application is for the replacement of chalets, unrestricted 12-month occupancy will apply, as it does for the existing chalet units.
- 5.5 The replacement chalets will be provided within a similar footprint to the existing chalet plots. The proposed layout is identical to the existing and the orientation will be the same as existing.
- 5.6 The design of the chalets will be consistent with the character and appearance of the existing chalet accommodation on the wider Site and they will be built to the required standards, which is a significant improvement on the existing chalets. The key design and sustainability features of the chalets will be as follows:
- **The walls, roof and floors will be fully insulated;**
  - **High quality metal sheeting used as the roofing;**
  - **Windows will be double glazed;**
  - **Central heating will be installed;**
  - **Roof pitch will be as such to ensure satisfactory water run-off and wind resistance;**
  - **Installation onto concrete base with a damp proof membrane;**
  - **Walls will be externally clad in shiplap sheeting which is a material that is self-maintaining meaning that the chalets will not need decorative treatment to continue with high quality appearance.**
- 5.7 These design features provide the ability for the chalets to offer suitable accommodation year-round (12 months occupancy) and importantly, in a sustainable manner.
- 5.8 Adequate parking facilities are provided within this portion of the site. Chalets 20-27 have shared common parking. Chalets 35-45 have individual spaces as does Chalet 50.
- 5.9 Photographs of the existing chalet units and the proposed replacement chalets are provided as part of this application submission. They identify the existing poor quality accommodation currently provided on these plots and the extent of improved accommodation that will be provided as a result of these proposals

5.10 Planning permission is therefore sought for:-

**“The replacement of 20 chalets at plots 20-27, 35-45 and 50.”**

## **6 Planning Policy Framework**

- 6.1 National Policy Guidance is produced by Central Government in the form of the National Planning Policy Framework (NPPF), adopted in July 2018 and updated in 2019. This is a material consideration when determining planning applications.
- 6.2 The Statutory Development Plan comprises of the policies set out in the Swale Borough Local Plan adopted July 2017.
- 6.3 Section 38(6) of the Planning and Compulsory Purchase Act 2004 requires planning applications to be determined in accordance with the statutory development plan unless material considerations indicate otherwise.
- 6.4 In this instance, the NPPF and NPPG are of material consideration. In addition, a recently approved Interim Policy in respect of Policy DM5 (holiday park occupancy) is a material consideration.

### **National Planning Policy Guidance**

#### **The National Planning Policy Framework (2019)**

- 6.5 The NPPF document sets out the Government's planning policies for England and how these are expected to be applied. It summarises in a single document, previous national planning policy statements. The NPPF must be taken into account in the preparation of local and neighbourhood plans, and is a material consideration in planning decisions.
- 6.6 The NPPF introduces the presumption in favour of sustainable development although it makes plain that the development plan is still the starting point for decision making.
- 6.7 The following sections of the NPPF are considered relevant to the consideration of these proposals:-

**Section 5 – Delivering a sufficient supply of homes**

**Section 8 – Promoting healthy and safe communities**

**Section 11 – Making effective use of land**

**Section 12 – Achieving well-design places**

**Section 14 – Meeting the challenge of climate change, flooding and coastal change**

#### **Interim Planning Policy Statement –Park Homes**

- 6.8 On 3 June 2020, an Interim Planning Policy Statement for park homes was presented to Cabinet where it was recommended that paragraph 3.2 of the Statement be adopted as material planning consideration and would therefore sit alongside Policy DM5 when considering and determining applications for holiday parks (see Paragraphs 7.10 – 7.11 below). Paragraph 3.2 sets out the criteria under which proposals for residential park homes would be considered acceptable.
- 6.9 Cabinet resolved to approve the Interim Policy on the 3 June 2020.

## **Local Planning Policy – Adopted Swale Borough Local Plan (2017)**

- 6.10 The following adopted policies from the Local Plan are considered relevant to the consideration of the proposals for which planning permission is sought:

**Policy CP1 - building strong, competitive economy**

**Policy ST6 - The Isle of Sheppey Area Strategy**

**Policy DM4 - New Holiday parks or extensions**

**Policy DM5 - Holiday park occupancy**

## **Emerging Planning Policy Position**

- 6.11 Consultation took place in early 2021 on the Regulation 19 Pre-submission document. The following draft policies are relevant to the application but are not yet of significant weight:-

**Policy DM1 – General Development Criteria**

**Policy DM2 – Good Design**

**Policy DM3 – Mitigating and adapting to climate change through sustainable design and construction**

**Policy DM9 – New holiday parks, extensions to existing parks and occupancy**

## **7 Planning Assessment**

7.1 This section of the Planning Statement assesses the key planning considerations associated with the proposals.

7.2 These are:-

- a) Principle of the development/Occupancy
- b) Design and Visual Appearance (including layout)
- c) Flood Risk
- d) Energy
- e) Parking

### **Principle of the Development**

#### **National Planning Policy**

7.3 One of the core planning principles in the National Planning Policy Framework is to proactively drive and support sustainable economic development which would include providing for visitor accommodation and tourism.

7.4 It is also a key objective to significantly boost the supply of homes by ensuring sufficient variety of land can come forward to meet the needs of groups with specific housing requirements.

7.5 The NPPG stipulates at Paragraph 124 that the creation of high-quality buildings and places is fundamental to what the planning and development process should achieve. Good design is a key aspect of sustainable development, creates better places in which to live and work and helps make development acceptable to communities.

7.6 Further, at Paragraph 131, the NPPF states that in determining applications, great weight should be given to outstanding or innovative designs which promote high levels of sustainability, or help raise the standard of design more generally in an area, so long as they fit in with the overall form and layout of their surroundings.

7.7 Paragraph 83 of the NPPF supports that planning policies and decisions should enable the sustainable growth and expansion of all types of business in rural areas both through conversion of existing buildings and well design new buildings. Sustainable rural tourism and leisure developments which respect the character of the countryside should be supported, in addition to sustainable rural tourism and leisure facilities which respect the character of the countryside.

#### **Local Planning Policy**

7.8 Policy CP1 of the Local Plan focuses on building a strong economy with Part 3 of the policy seeking that development proposals will secure additional leisure growth. Development supporting the growth of the tourism industry is generally supported (Statement 2). Indeed, Statement 4 of the Local Plan confirms that the Isle of Sheppey, as one of many of Swale's principal tourism assets, is unique within Kent.

- 7.9 Policy ST6 sets out the area strategy for the Isle of Sheppey and specifies at Part 2 that developments will, as appropriate, support the existing tourism offer and assist in its modernisation and diversification into new markets, including eco-tourism. Paragraph 4.3.74 of the Plan confirms that this area of Kent offers a traditional seaside holiday destination and the good health of the tourism the area offers is crucial. The industry will be supported through flexible policies to allow appropriate sites to extend the holiday season.
- 7.10 Policy DM4 deals with holiday parks. Paragraph 7.1.24 sets out some of the challenges which are faced in the holiday park sector, including:
- whilst some parks have been modernised to meet changing needs, others are of poor quality and are in need of improvement;
  - holiday parks are for short term tourism occupation, and a good economic case has been made for allowing occupancy for a greater portion of the year (although some planning challenges have arisen as a result of year-round occupation).
- 7.11 The main part of the policy at Part 1 states that planning permission will be granted for the upgrading and improvement of existing static holiday caravan and chalet sites. Part 3 of the policy goes on to state that *“where new or improved facilities are proposed within the existing boundaries of the Park, planning permission will be granted provided they are;*
- i) of the type and scale appropriate to the site / park;*
  - ii) where feasible made available for the local population; and*
  - iii) accord with Policy DM5.”.*
- 7.12 Policy DM5 controls the occupancy of holiday parks. The policy allows for 10-month occupancy provided that certain criteria are met. As stated earlier in this statement, the Cabinet Meeting report dated 3 June 2020 titled Interim Planning Policy Statement recommends the adoption of paragraph 3.2 of the report as a material planning consideration for applications on holiday parks. Paragraph 3.2 of the report states:

**Proposals for residential park homes will be granted provided that all of the following criteria are met:**

- 1. the site is in a sustainable location with access to services and facilities;**
- 2. if the site is within an area at high risk of flooding, the risks must be mitigated through design solutions to the satisfaction of the Environment Agency and these solutions will not lead to other material planning harm;**
- 3. the accommodation that is the subject of the application complies or will comply within 12 months of the granting of planning permission with standards BS3632 and meets the requirements of the Caravan sites and Control of Development Act 1960 (as amended) and the Mobile Homes Act 2013 in terms of both standard and condition of the unit and external layout within the context of surrounding area;**
- 4. the proposed development will demonstrate that they are designed in line with the ‘Lifetime Homes’ criteria;**

**5. the site is not in an area of coastal erosion; and**

**6. the site layout is acceptable in terms of privacy and amenity of site occupants**

- 7.13 As set out in the Cabinet report, the Interim Planning Policy will not hold development plan weight, but it can be considered as a material consideration when deciding on applications for holiday parks until the new Local Plan has been adopted.
- 7.14 Emerging Policy DM9 relates to holiday parks or extensions to existing parks. This states that planning permission will be granted for the upgrading and improvement of existing static holiday caravan and chalet sites within the existing boundaries of the Holiday Park Areas.
- 7.15 Emerging Policy DM18 relates to Park Homes. A Park Home is defined as “a pre-fabricated dwelling constructed to a British Standard under controlled workshop conditions”. Policy DM18 states:-

**Park homes Proposals for Park Homes will be required to demonstrate that:**

- 1. the site is in a sustainable location with access to services and facilities (either physically accessible or through virtual means);**
- 2. if the site is within an area at risk of flooding, the risk must be mitigated through design solutions to the satisfaction of the Environment Agency and these solutions will not lead to other material planning harm, e.g. unacceptable impacts on the amenity of others on the site.**
- 3. the proposals are in accordance with Policy DM 31 and Policy DM 32 relating to the coast and the coastal change management area.**
- 4. the accommodation that is the subject of the application complies or will comply within 12 months of the granting of planning permission with standards BS3632 and meets the requirements of the Caravan sites and Control of Development Act 1960 (as amended) and the Mobile Homes Act 2013 in terms of both standard and condition of the unit and external layout within the context of surrounding area.**

## **Assessment**

- 7.16 The proposals seek to replace existing chalets on the site.
- 7.17 As established by the original permission for the site, the chalets on the site have unrestricted 12 month occupancy. This is the case for all existing and replacement chalets.
- 7.18 There are planning permissions which already allow the replacement of chalets across the wider site and so the principle of the replacement is already accepted. Additionally, the Local Plan Policy and Interim Policy support improvements made to existing holiday accommodation.
- 7.19 As has been demonstrated in the Planning History section of this report, there are a number of recent decisions (application, appeal and Certificates of Lawfulness) which support that the occupancy period for chalet units on the Site would be for a 12-month period. The proposals forming part of this application would accord with the occupancy position clarified by these recent decisions and would be



for an annual 12-month occupancy period also. As is the situation with the existing chalets that will be replaced.

- 7.20 The provision of these 20 chalets for a 12-month period is fully compliant with the lawful planning position on the wider site area. This is confirmed by the officers' report to committee for the 2020 applications which states that **"I do not consider it appropriate to impose occupancy conditions on the proposed chalets that are replacing caravans"**.

## **Design and Layout**

- 7.21 The proposed chalets broadly mirror the scale / appearance and design of the existing chalets and will not therefore significantly alter the scale and appearance of this part of the Site. Importantly, the proposals present an opportunity to provide a visual enhancement to the site and the surrounding area.
- 7.22 It is proposed that the design and use of materials relating to all aspects would be commensurate with the character and style of the surrounding area and would complement this. The proposals will have a similar size and appearance to replacement chalets that have recently been erected on other parts of the site.
- 7.23 The new chalets represent a high quality, sustainable replacement of the previous chalets.
- 7.24 The existing chalets are of poor quality and do not comply with Part 1LA.
- 7.25 As is noted in the officer's report to committee dated 28 May 2020 in respect of the previous scheme, the chalets would be **"of a relatively standard design, common across the holiday parks on the island and regularly permitted as replacements"**.
- 7.26 The committee report also stated that the proposed replacement chalets are of an appropriate scale and design and officers state that they had **"no serious concerns in respect of their impact upon the character and appearance of the local area or upon the amenity of nearby residents"**.
- 7.27 It is evident from the photographs of existing and replacement chalets that the design quality is significantly improved.



**Figures 1 and 2 Existing and Replacement Chalets**

7.28 In conclusion, the proposals are considered to be a significant improvement on the existing situation and are compliant with Policy. The sustainability credentials of the new chalets are a substantial improvement over the historic provision and will help to offer a variety of options for occupiers and locals as acknowledged in the Council's Interim Policy.

## **Flood Risk**

7.29 The application would be covered by the Environment Agency Standing Advice, as other applications for replacement chalets on the site have been previously. The standing advice suggests ensuring that there are procedures for site evacuation in place, providing a means of escape for occupants, and the inclusion of raised floor levels.

7.30 The proposals are for *replacement* chalet units, as opposed to entirely new additional plots. As such, the acceptability of the chalet units, in flood risk terms, has already been considered acceptable. The replacement units would maintain the same finished floor levels as existing.

7.31 Notwithstanding this position a Flood Risk Assessment (FRA) has been prepared, as is necessary, and accompanies this submission..

7.32 The FRA concludes the following:

- **The majority of the site is within Flood Zone 1 and part of the site is within a tidal Flood Zone 3 but benefits from defences.**
- **The site has a very low to low risk of flooding from rivers and the sea**

- The development is located above the modelled flood level and is therefore not at risk from tidal flooding.
- There is a negligible risk of groundwater flooding
- The site is not at risk of reservoir flooding.

## **Energy and Sustainability**

- 7.33 All the replacement chalets have to comply with Building Regulations (Part L1A) in terms of thermal efficiency in any event.
- 7.34 The old chalets are significantly less efficient than the replacement chalets. The old chalets are made from timber frame clad by concrete mixed with asbestos sheet. The roof sheets are corrugated approximately 5mm thick, again concrete and asbestos mix. The walls are approximately 90mm thick with the sheeting (5mm) inside and out. There is an air gap between the panels of around 80mm. The walls have no insulation. The floor is wooden on a concrete slab with no insulation. All windows are single glazed and poorly constructed with a view to air tightness.
- 7.35 As set out above, the replacement chalets are fully insulated, a high quality metal sheeting is used for the roofing, windows are double glazed and central heating is installed.
- 7.36 The chalets are erected on concrete slabs with damp proof membrane.
- 7.37 All of these enhancements significantly improve the sustainability of the chalets.
- 7.38 SAP Calculations have been included with the application documentation and it is considered that the condition relating to sustainability as agreed could be attached to this application. This reads as follows:-

**“The chalets hereby approved shall be constructed and tested to achieve the following measure:**

**At least a 35% reduction in Dwelling Emission Rate compared to the Target Emission Rates as required under Part L1A of the Building Regulations 2013 (as amended);**

**No development shall take place until details of the measures to be undertaken to secure compliance with this condition have been submitted to and approved in writing by the local planning authority. The development shall be carried out in accordance with the approved details”**

- 7.39 This condition will ensure that the replacement chalets achieve a high standard of sustainability whilst continuing to be a viable, low cost accommodation choice.
- 7.40 This condition has been previously agreed with the Council in respect of other replacement chalets on the site.

## **Parking**

- 7.41 It is intended that chalets 20-27 will have shared common parking, Chalets 35-45 and 50 have individual spaces adjacent to each chalet and parking is being increased across the site as a whole. The layout plan submitted with the application shows the parking spaces provided for the replacement chalets.

## **8 Summary and Conclusions**

- 8.1 The replacement of the chalets to provide improved accommodation is supported by planning policy at all levels. The proposals offer an opportunity to significantly improve the accommodation in the park. They offer a visual betterment to the local area, significantly improving sustainability credentials, providing improved accommodation, and will support local tourism and the economy. The proposals comply with development policy at all levels and material considerations, therefore, it is considered that that these proposals be granted without delay.
- 8.2 The proposal will not create any adverse amenity impacts or any impacts upon highways or transport.
- 8.3 Planning permission has recently been granted for replacement chalets at the park.
- 8.4 It is considered that the proposals are acceptable, accord with planning policy at all levels and planning permission should be granted.

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