

Swale Borough Council  
Swale House  
East Street  
Sittingbourne  
Kent  
ME10 3HT

1 September 2021

Ref: FW172/FW

Dear Sir/Madam

**Seaview Park, Warden Bay Road, Leysdown, ME21 4LU**

**Application for planning permission– Replacement of 20 chalets at plots 20-27, 35-45 and 50.**

We write on behalf of our client, Wickland (Holdings) Ltd, to submit an application for planning permission to replace chalets on plots 20-27, 35-45 and 50 with the existing site at Seaview Park.

### **Background**

Seaview Park is located on the eastern side of the Isle of Sheppey in an area characterised by a number of holiday park accommodation areas. The Site itself is located within the designated holiday park area as identified within the adopted Local Plan.

The Park was originally built in 1963 to provide chalet and static caravan accommodation. Since this time there have been a number of planning application submissions for the replacement of existing chalet accommodation on the Site. Many of these applications have been approved in recent years to improve the existing accommodation and bring it up to standard.

The chalet accommodation on the site is covered by a 12-month year-round occupancy, as supported by recent planning decisions include application refs (20/503571/FULL and 20/500490/FULL) which were granted on 11 December 2020.

### **Proposals**

The proposals represent an opportunity to significantly improve the provision of the chalet accommodation both in terms of design/appearance and through their sustainability credentials. The enclosed Planning Statement explains the improvements proposed as part of the replacement chalets.

The proposals seek to replace the existing chalets at units 20-27, 35-45 and 50 with new high-quality accommodation of a similar size and scale to the surrounding chalets.

The proposals are set out in detail in the accompanying Planning Statement, a summary of the benefits are below:-

- Provision of high-quality chalet accommodation;
- Enhancement to the appearance of the park and the landscape;
- Provision of accommodation which can serve the residential and holiday let market;
- The creation of high-quality accommodation to support tourism and the local economy; and
- Provision of environmentally sustainable accommodation, with the chalets being fully insulated using modern methods.

#### **Assessment of previous applications at Seaview Park**

A number of matters were raised by Committee Members during the determination of the recent applications at Seaview Park and we summarise our response to these below:-

**Layout** – Councillors indicated that the proposed layout of the park was not in keeping with a typical park or holiday home layout.

The proposed chalets submitted represent like for like replacements of existing units in the same location. The proposal does not result in a change in layout for the park. The chalets are in the same orientation as existing.

**Section 106/CIL Contributions** – The matter of S106 contributions was raised by Councillors and the extent to which the new units contribute to the infrastructure of the area.

The application represents a like for like replacement of existing units. As a result, there is no net increase in the number of units across the site and a contribution via S106 would not therefore be appropriate or reasonable.

In respect of the contribution that the individual chalets make to the surrounding area, all chalets (new and old) pay Council Tax and therefore contribute to the Local Authority that way.

It is worth noting that the majority of chalets are sold to retired couples and not families (due to their size). The design of the chalets is a small 2 bed unit suitable for a couple to stay in year round or families for holiday use only. So there is no additional impact on local educational resources in the area as a result of replacing the existing chalets.

The Park also pays business rates to the Council and thus contributes to the Council through this means as well.

In addition to this, the majority of the suppliers both in terms of materials and labour are from the Island or relatively local within Kent itself.

In summary, whilst contributions through Section 106 or CIL are not applicable where existing chalets are being replaced, the chalets and the park contributes to the infrastructure of the surrounding area through both payment of Council tax and business rates.

**Sustainability** – We note that the Councillors raised the issue of sustainability and we comment as follows:-

All the replacement chalets have to comply with Building Regulations (Part L1A) in terms of thermal efficiency in any event.

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.

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.

The chalets are erected on concrete slabs with damp proof membrane.

All of these enhancements significantly improve the sustainability of the chalets.

The chalets are low cost homes (already built to conform with current building regulations and are replacing much less efficient dwellings). The applicant keeps the sales value of these as low as possible to serve the target low cost housing area.

The applicant accepts the addition of the recently agreed condition relating to Dwelling Emission Rate 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**

**Parking** –. 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

#### **Application Documentation**

The application is submitted via the planning portal (Ref: PP-10023554) and contains the following documents:-

1. Planning Statement dated 1 September 2021;
2. Completed application forms dated 1 September 2021;
3. Site Location Plan (PL-5732\_21)
4. Existing Site Plan reference (PL-5732\_22)
5. Existing elevations (SVExCh-C1)
6. Proposed Site Plan reference (PL-5732\_23A)
7. Proposed Floor and Roof Plans reference (PL5732\_24A)
8. Proposed Elevations reference PL5732\_25A)
9. Photographs of existing and replacement chalets
10. Design and Access Statement
11. Flood Risk Assessment, prepared by Flood Smart Pro

The application fee of £407 will be paid online.

We look forward to receiving confirmation that this application submission has been received and validated and if you have any further queries please contact Faye Wright of this office on 07812 140 099

Yours faithfully

*Forward Planning and Development*

Forward Planning and Development Limited

FORWARD  
PLANNING  
+  
DEVELOPMENT

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