

Proposed Variation to Planning Consent 20/01613/FUL
To Allow the siting of 2 No Amenity Blocks to service the
approved Camping and Touring Caravan Site

Richwill Farm
Richwill Farm
Oakley Road
Wix

Background

Richwill Farm is a site with a total area of 5.6 hectares which includes a three-bedroom two storey house and a range of outbuildings including a large timber framed barn, two single storey workshops and a cart lodge. Planning consent was granted in January 2018 for the use of the barn for wedding, conferences and events and the workshop building for conversion to holiday accommodation. A further application for provision of additional holiday accommodation was approved in 2019 and approval for the site for camping and caravanning was approved in February 2021 ref 20/01613/FUL. Approval was granted for agricultural barns adjacent to the site in July 2021, ref 21/00024/FUL.

Proposal

This application seeks to vary the planning consent for the camping and caravan site by allowing the inclusion of two modest amenity blocks to service the users of the site. The provision of toilet and shower facilities is fundamental to the operation of the site and is a requirement of the site licence.

It is proposed to upgrade two 6m x 2.4m standard, re-used, steel shipping containers to contain the necessary facilities. These will be sited towards the existing access road into the site, behind the established hedgerow. The containers will sit on the ground on paving slabs and be connected to water, electricity, and drainage. The foul drainage will discharge to the existing system.

Rainwater from the roof will be minimal but diverted into water butts for the watering of plants etc. Solar panels will be roof mounted to minimise energy usage and recycled materials will be used where possible.

Conclusion

The proposal, which is essential for the running of the site, will have minimal impact on the site and on the nearby non-designated heritage assets and the listed house. The type of construction proposed is not permanent and can be removed should needs change or the use cease with any long-term impact on the site or the setting.

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