

## Supporting Statement for Expansion of Turnover Hall Caravan Park (Retrospective)

### Introduction/Site History

The caravan park was first created under Caravan Club rules for a maximum of 5 caravans around the year 2001. In 2002 the applicant applied for planning permission (ref: 02/02/00298) for the open storage of 80 caravans. The application was approved.

As the business developed another application (ref: 03/01488) was made for the pitching of 25 touring caravans along with the erection of a facilities block and creation of a fishing pond. This application was also approved.

The business continued to be successful but was grown without consent and a retrospective application was made in 2009 (ref: 09/00656) to increase the touring pitches from 25 to 100 along with increasing the open storage area for up to 300 caravans. This application was withdrawn and later resubmitted (ref: 09/00866) for the open storage area and strategic planting. This was approved.

In 2010 an application (ref: 10/00543) was submitted for 68 additional touring pitches along with additional landscaping. This application was withdrawn and later resubmitted in 2011(ref: 11/00291) and this application was approved.

The lawful position of the caravan park illustrated by the latest approved site plan is illustrated below, this includes 98 touring pitches and open storage for 300 caravans.

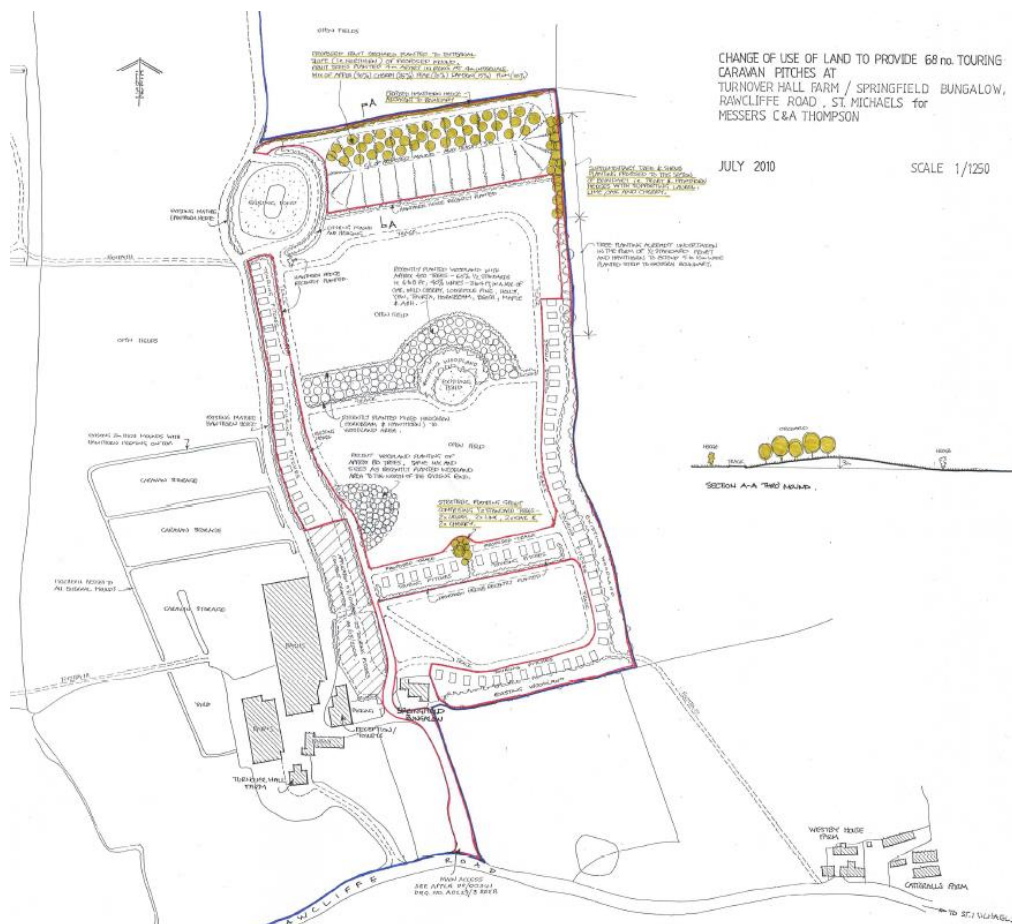
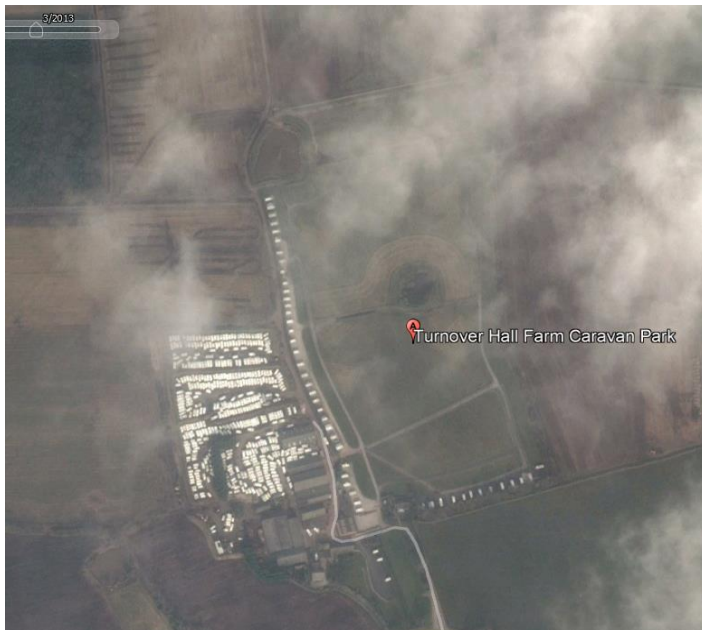


Image 1: extract from previously approved site plan provide by the applicant

## Development of the Site

The site has been developed over the last 10 years beyond the approved planning consents and below is a summary of how it has grown using timeline images obtained from Google Earth.



*Image 2: extract from Google Earth March 2013*

The above image from 2013 shows the caravan park in line with the accumulation of the previously mentioned planning applications and the original Caravan Club 5 pitch site on the southern most point.



*Image 3: extract from Google Earth April 2015*

The Google Earth image from 2015 shows that the site has increased in size again. There are additional touring pitches to the north of the site and the open area for storage of caravans has also expanded to the north of the previously approved storage area. This looks to be well established so could have occurred anytime from March 2013 which is the date of the previous Google Earth snapshot.



*Image 4: extract from Google Earth July 2017*

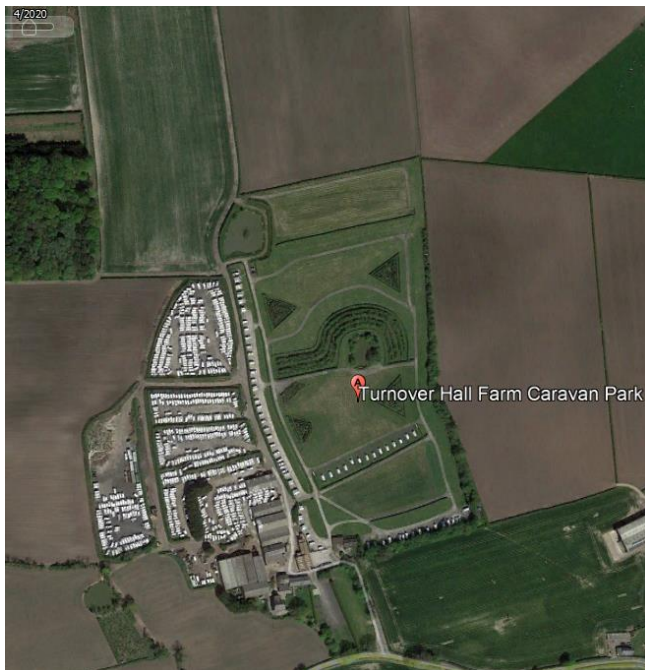
The Google Earth image from 2017 shows the development of another area of additional open storage for caravans on the west side of the site and more touring pitches on the uppermost eastern boundary and centrally around the landscaped features.



*Image 5: extract from Google Earth June 2018*

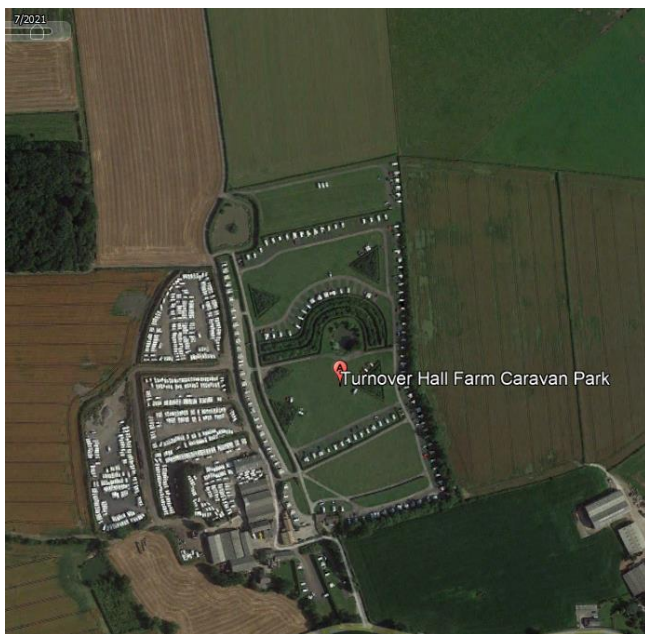


The Google Earth image from 2018 shows the newly created open storage area in use.



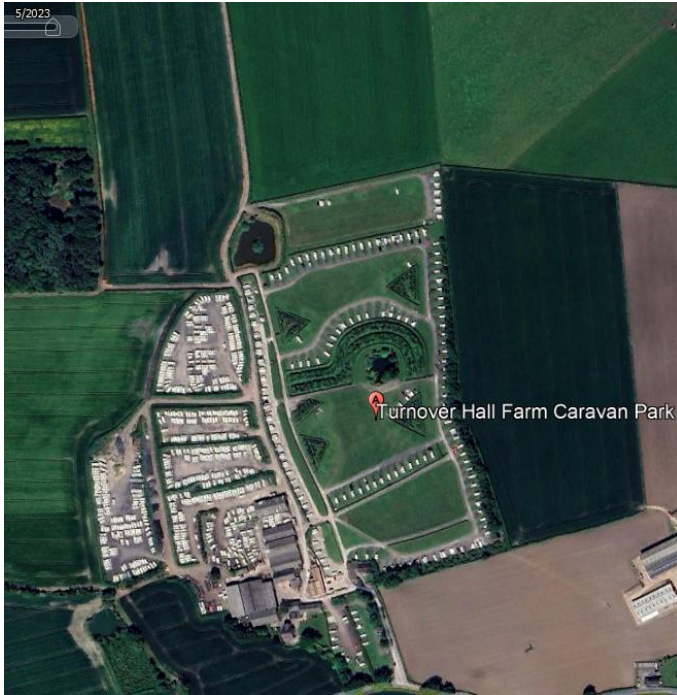
*Image 6: extract from Google Earth April 2020*

The Google Earth image from 2020 shows the newly created open storage area used a little more than 2 years ago.



*Image 7: extract from Google Earth July 2021*

The Google Earth image from 2021 shows the newly created open storage area used a little more than the previous year. There doesn't appear to be any additional touring pitches added when compared to 2018. Whilst they aren't shown on the 2020 image they are just not in-situ on that date when the Google Earth image was captured.



*Image 8: extract from Google Earth May 2023*

The Google Earth image from 2023 shows the site as it currently exists.

The boundary enclosing the approved touring pitches has been retained throughout all the development. The additional pitches have been added around the perimeter and to the internal space as demand has grown. These increases have occurred little by little to reach the position it is in now.

As the amount of touring pitches has increased there has also been an increase in demand for storage. The ratio of storage to pitches on the approved was approx 3:1 (300 storage: 98 pitches).

The amount of storage has increased at a similar rate to match the additional pitches. The existing storage area can actually accommodate 350 vehicles and the two newly created areas can provide storage for an extra 300 vehicles. The ratio of stored vehicles to pitches has increased slightly to be 3.5:1 (650 storage:183 pitches).

The majority of vehicles are stored on site and moved to pitches when the owners come to visit the site. The vehicles are very rarely moved off site so whilst this appears to be a large number of vehicles there is very little impact on the Highway as the vehicles are generally only moved between the pitches and the storage area. This storage facility helps reduce the use of large mobile homes and towed caravans on the Highway as it avoids them being brought in and taken away for each visit.

#### Current Situation

The original Caravan Club site had 5 pitches. This was followed by an application for 25 pitches and a further application for an additional 68 pitches. Therefore, the site has a lawful use for 98 touring pitches.

The site also has approval for the storage of 300 caravans in open storage areas outside the pitch areas. The existing storage area actually accommodates 350 vehicles in the same red edge area.

Image 9 below illustrates the additional growth areas, each aspect colour coded.

The pink shaded areas show the additional pitches that have been created or are proposed through this application. All pitches are within the previously approved boundary. These total 97 but 12 previously approved pitches have been lost so the site now provides 183 touring pitches. This is an increase of 85 touring pitches.

The blue shaded area was the first addition to the open storage area can provide storage for 160 caravans.

The green shaded area which was the second addition to the open storage area and provide storage for 140 caravans. That makes a total of 300 additional caravans stored above the approved 300 plus the additional 50 that can be accommodating within the approved area.

Looking at the numbers for touring pitches and open storage both have effectively doubled since previous planning applications.



Image 9: Extract from Google Maps



Whilst the image illustrates a significant development, the incremental additions were each relatively small at the time each of them occurred over a period of 10 years or so. It is when you look at them cumulatively that the situation looks to be of a larger scale. However, the applicant hasn't done this intentionally and the small increases to adapt to demand wasn't thought to be significant until they have reached such a point, losing track of what was approved and what is additional.

This retrospective application looks to regularise the situation and obtain consent for additional pitches that are proposed to complete the site.

### Design

In terms of design the applicant has approached the site development in the same way in which previous applications were approved. The perimeter boundaries all have planted bunds using planting specifications similar to those previously approved. In that sense the new planted bunds are indistinguishable from the original on the ground, its only noticeable when you look on Google Maps to see where the boundaries around the open storage areas have moved to. The boundary of the touring pitches have remained the same.

Again, on the ground you would not be able to distinguish the difference between the approved site and the site as it is currently developed, as the photos below illustrate. The boundary planting conceals the views of caravans from all areas outside the site. In that regard the way the development has been completed is respectful to the landscape and open setting.



Photo 1 – view towards the open storage area from the west

The additional touring pitches have all been created within the internal parts of the site so has no visual impact from outside of the site as they can't be seen due to the landscape boundary treatment.

As the site has been operating with the increased numbers for several years now it demonstrates that the facility can be operated safely without impact on the Highway, crime, etc. The increased development also hasn't impacted on anyone's residential amenity or enjoyment of the open countryside. In fact quite the opposite, the additional pitches have allowed more people to enjoy the open countryside by providing affordable holidays whilst also helping to benefit the local economy.

### Summary of Development

The lawfully developed areas of the site include the following:

Pitches 1 to 5 which are the original ones started under Caravan Club rules in 2001.

Pitches 13 to 25 which is the area previously approved under application 03/01488. However, there are only 13 pitches now in this location whereas 25 were approved.

68 pitches approved under planning application 11/00291 which includes locations 26 to 45, 123 to 126, 133 to 138, 141 to 146 and 149 to 180 as illustrated on the proposed site plan.

Open storage area for 300 caravans (accommodating 350).

The approved layout from application 11/00291 only partially occupied the perimeter of the site and the natural expansion was to complete the pitches around the perimeter which is what has happened, along with some internal pitches being added. The site now provides 183 pitches, an increase of 85 pitches.

As the number of pitches has increased the amount of storage has also increased. This has been developed in two stages following demand that came with increasing the pitches. The total of the extended open storage provides space for an additional 300 caravans. The existing approved area also provides storage for 50 more caravans that noted, although this hasn't had any visual impact.

Whilst the extended open storage area has encroached into open space it is not noticeable on the ground with the way the development has been carried out. The planted mounds conceal views of caravans being stored.

The additional open storage area to the north of the approved storage area infills a corner and provides a continuation of the hedge to the pond in a more natural and organic form as opposed to a more obvious step out with 90 degree corner. It looks less obvious that something has been added when looking on the ground.

Similarly the second addition of open storage to the west as a soft radius edge to allow it to blend more naturally in to the landscape. The screened boundary again conceals views of the caravans.

### Conclusion

The increased capacity of the site has been safely operated for at least 9 years now in part, providing tourism benefits for the local community. The development whilst unlawful in planning terms has proved it has had little to no impact on anything that would be considered during a planning application process, going unnoticed for such a long period of time. It is felt the application should be approved as it has been in existence for long enough to prove its suitability demonstrating it has not harmed the open countryside, Highway safety, etc.