

## **Additional Supporting Information**

### **Proposed Development to Provide 85 Additional Caravan Pitches Within Existing Site Boundary & Change of Use of Agricultural Land to Provide Open Storage for 300 Cravans (Part Retrospective)**

#### **Introduction**

The report is to address the additional information requested for validation of the planning application, each point will be addressed in turn.

#### **Climate Change Statement**

The proposed development is low energy demand. The pitches themselves are provided with a single power hook up for the caravan. This provides basic power requirements for the caravans power sockets, heating and lighting. There are no permanent buildings proposed by the development.

The power demand is low as the facility is seasonal and visitors coming to the park are doing so to enjoy the countryside, enjoying walks and cycling.

This application is mainly retrospective with the majority of the work already completed. The actual number of additional pitches that have been in operation for a number of years are 71 with a further 14 being added as part of this application which will take the site to what the applicant feels is the final completed stage. There will be no further growth of the site as the spaces within the boundaries have now been filled.

This growth of the caravan pitches has already been carried out which has lead to the demand for storage of caravans for guests of the park. The storage demand has grown at a similar ratio to how it has previously been approved. The storage element is an integral part of the site/business. It provides storage for caravans and camper vans for customers who do not have facility to store these at their own home. This brings a benefit from a climate change perspective as it eliminates the movement of these vehicles to and from site, every time the customers visit the site.

This also allows visitors to travel to site without the use of a car as the caravan site owners have facilities to move caravans to pitches for the visitors.

#### **Flood Risk Assessment**

The proposed development is located across all 3 categories of flood zone. This is illustrated on the map on the following page.

There are flood defences in place and the previous planning application ref: 10/00543 made reference to these at the time of extending the site by 68 touring pitches. The statement made at the time which satisfied flood risk requirements read as follows:

*'Although fairly close to the River Wyre, the site lies within an area benefitting from flood defences and therefore the prospect of flooding is categorised as only 1%. There have been no recent incidents of flooding in the area around touring caravanning tends to be seasonal by nature and therefore the element of risk is extremely limited.'*

In the time since the previous application and the continued growth there have been no flooding incidents and the use remains the same. It is therefore considered that the element of risk remains extremely limited.



Image 1: extract from the Governments website <https://flood-map-for-planning.service.gov.uk>

### **Sequential and Exceptional Tests**

As the flood risk has been proved to be extremely limited it is believed the need for providing sequential and exceptional tests is negated. There can be no other suitable sites available for comparison as the proposal is the expansion of an existing use, the majority of which is already within the existing boundaries approved under previous planning applications.

### **Sustainable Drainage Strategy**

The caravan pitches are not connected to any main drainage system so there is no impact on the existing drainage network in the area. The caravans have their own chemical toilets. The site has 6 no waste storage tanks located around the site which the guests empty their chemical toilets into. These tanks are managed and emptied by a private company with a service contract. There is no outfall to any drainage system.

The existing arrangements within the toilet and showering block will remain as existing as they have been previously approved.

The hardstanding areas for parking on the pitches and the open storage areas are created with layers of open graded stone finished with road plantings which allows for natural percolation of surface water in the same way the grassed areas do but providing a suitable surface for traffic. There is therefore no impact on the surface water drainage system in the area.

### **Sustainability Statement**

There are no buildings proposed within the proposed development that would be subject to a sustainability statement.

### **Refuse & Recycling Statement**

The site has recycling bins strategically located around the site for visitors to the site use as required. The bins are emptied once a week by Sues under a service contract.

### **Land Contamination Assessment**

The previous planning application ref: 10/00543 made reference to land contamination and noted the following:

*'The site has an established and longstanding agricultural use in relation to livestock and crops. There has been no storage or use of noxious or dangerous chemicals on site, nor the existence of any fuel tanks, etc and no visual or other evidence of pollutants or potential contaminants. However, whilst the conclusion is that there are no contamination issues in relation to this proposal the applicants area aware of their obligations in this regard and should any unusual or unforeseen circumstances arise, undertake to advise/consult the council accordingly.'*

The proposal of the current application is the same in principle as the previous as it seeks an expansion of the same use and it is therefore considered that the risk of contamination should be addressed in the same manner. The work has also been completed.

### **Economic Appraisal**

The use of the site as a caravan park was initially developed by the applicant as diversification from farming. Farming still exists on the remainder of the clients land, this area allows them to generate additional income through diversification to supplement the applicants farming income. 11.7 of the 13.7 hectare red edge is already approved for the use of the caravan park, so the increase in site area is relatively modest as a percentage (a little over 14%).

The increase in pitch numbers is within the boundaries of the existing caravan park, essentially the additional pitches represent a natural progression of the sites success. With that has come the additional demand from customers to store their caravans and motor homes. As noted further in this document the ratio of stored caravans to pitches is consist with how it has previously been approved.

The income generated from the storage of these additional caravans helps maintain the site to make it the attractive and appealing destination that it is for tourists. Without this additional storage facility on site there would be a greater movement of vehicles to and from site and potentially the need for another storage site somewhere else with the borough should owners not have space within the curtilage of their own property. In every aspect it makes most sense for this storage area to be located on the site as an extension to the existing facility.

As a tourist destination the site brings lots of economic benefits to the local area.

### **Business Plan**

There isn't a formal business plan that has been developed, more a case of the applicant responding to demand. There seems little point in producing a formal business plan at this stage for a development that has already been carried out. It will only form a conclusion of what is required, and align with what exists on site. It is believed this statement will be sufficient in helping to determine the planning application.

The applicant originally embarked on the development of the caravan park as a diversification of their farming business. Diversifying into the area of leisure and tourism is promoted by the

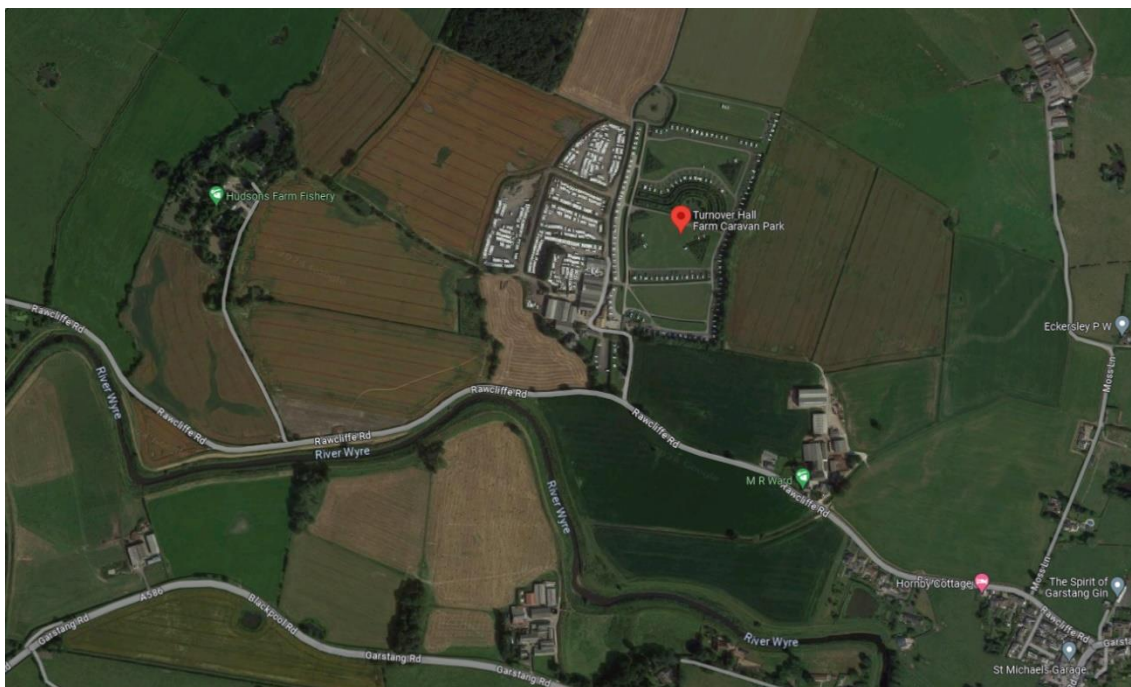
Governments National Planning Policy Framework. The diversification has proved to be very successful and demand has grown which has led to the expansion of the site. The expansion of caravan pitches is wholly within the boundaries of the site previously approved.

However, as the pitch numbers have increased so as the demand for storage of caravans and camper vans. This has grown at a similar ratio to pitch numbers as was previously approved. This would be the conclusion of any assessment within a business plan. However, to accommodate the numbers required the applicant has extended the site boundaries as identified on the submitted plans and supporting statement.

### **Lighting Assessment**

There is no external lighting proposed by the development.

Lighting from within caravans themselves at night will not have an impact as generally curtains are drawn for privacy but the site is well screened by woodland to the south and east and planted mounds on all other boundaries so not to impact on the surrounding countryside. There are also no residential in close proximity or any that directly overlook the site. This is illustrated on the image below.



*Image 2: extract from Google Maps*

### **Biodiversity Report/Statement**

As previously noted the works have been completed. Therefore the impact on biodiversity has already been implemented. There is nothing an ecologist can recommend for how works are to be carried out with it already being completed. They would just be able to assess the site for its biodiversity quality as it exists.

The site area replaced with hardstanding for storing caravans was arable farmland. This was intensively farmed and provided no suitable habitat for wildlife due to machinery, pesticides, etc being used over it. Whilst the hardstanding does not improve this from a biodiversity

perspective the area has been screened with rough grass mounds planted with native hedges. The new hedges accumulate to a total length of over 550 linear metres.

This addition of 550m of native hedge planting has provided a suitable habitat for lots of wildlife species making a significant biodiversity gain with no real loss as the arable land offered very little if anything to begin with. It is believed that this improvement is significant and would meet biodiversity requirements without subjecting the application to additional fees for an ecologist to say the same thing.

### **Site Area**

There was an error on the application with the position of the decimal point. The site area read as 137.0 hectares whereas it is 13.7 hectares. The application form has been corrected and resubmitted.

The whole site has been red edged as opposed to identifying all individual areas of change to ensure any subtle changes that may have occurred are regularised by this application. The actual increase in area of the open storage is approximately 2 hectares. The area of additional pitches is approximately 1.7 hectares but is contained within the whole area approved as a caravan park.